

Magnificently located villa near Ceret with pool, water source & extensive views. OFFERS CONSIDERED



## INFORMATION

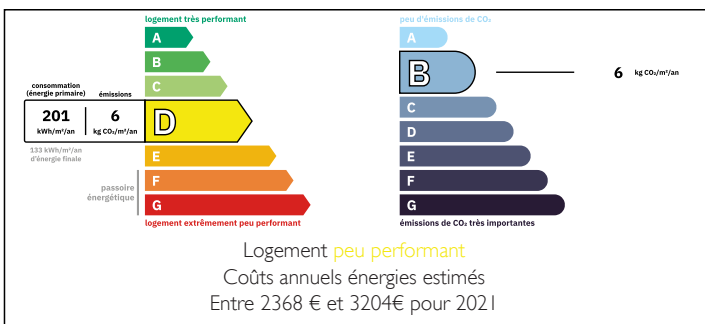
Town:	Céret
Department:	Pyrénées-Orientales
Bed:	4
Bath:	4
Floor:	270 m2
Plot Size:	220000 m2



## IN BRIEF

A short drive from the attractive town of Céret, known for its outdoor cafés and Saturday market, museum of modern art and annual cherry festival. This small town is close to the Spanish border, has views of the Pyrénées and the Alberes and is around 30 minutes drive from Perpignan (and its airport) and the mediterranean beaches.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

A traditional villa with plenty of outdoor spaces for eating and relaxing by the pool and enjoying the superb views towards the Alberes and the Mediterranean coast. Extensive grounds, planted with fruit trees and shrubs, including a private water supply, affords peace and privacy.

Accessed by a track, there is parking for several cars, and direct entry to both the principal house and the independent apartment.

Door to entrance hall with WC and cupboard, doors to dining room and salon and stairs to 1st floor.

Dining room 4,6m x 6,7m with double doors to dining terrace and pool area. 2 windows and double doors to kitchen

Kitchen 4,1m x 2,8m equipped with plenty of floor and wall storage, separate larder, dishwasher and newly installed Falcon double oven and hob

Sitting room 9m x 7,2m with loggia and south-facing terrace, insert fireplace and separate office area.

Inner hall leading to utility room and

Independent apartment comprising kitchen 2,1m x 2m, bathroom, living room 3,4m x 5,2m and bedroom 4,5m x 4,5m. Access to outdoor terrace.

Stairs to 1st floor landing 2,9m x 4,3m with access to sunny terrace and shower room and access to:

Bedroom 1 4,2m x 3,4m

Bedroom 2 3m x 4,2m with ensuite shower room

Bedroom 3 4,4m x 3,6m with skylights and sloping ceiling

Bedroom 4 3,8m x 3,1m

family bathroom 3,3m x 2,4m with vanity unit, bath and WC

Outside there are several sunny terraces, ideal for eating and relaxing by the pool. Salt-water pool and jacuzzi with surrounding terrace and...

## NOTES