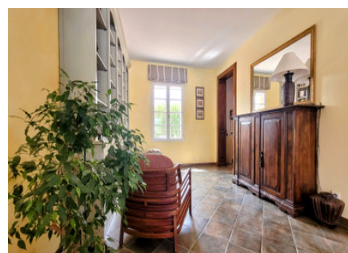
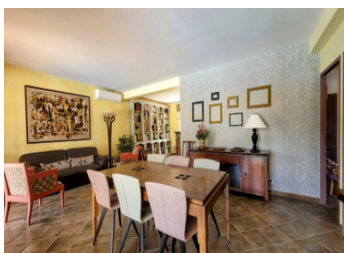
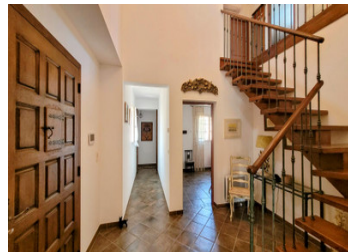


Exquisite 4-Bedroom Villa with Pool, Terrace, Garage, and Private Grounds – 15 Min to the Beach!

EXCLUSIVE



INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	3018 m2

IN BRIEF

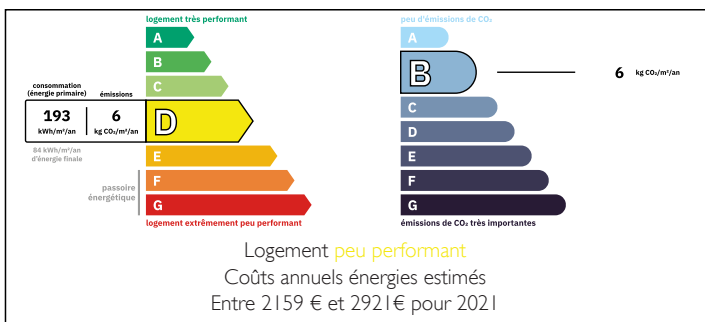
Stunning Detached Villa on a 1,200 m² Plot with Pool, Pool House, Garage, and Adjacent Landscaped Park of 1,818 m²

This beautiful villa is perfectly positioned on a quiet no-through road, offering privacy and tranquility in a sought-after residential area. Just a 10-15 minute drive to the beaches of Canet-en-Roussillon and only 5 minutes to central Perpignan, with its train station and airport easily accessible.

The villa boasts a traditional design with 4 bedrooms, including a spacious master suite on the ground floor. There are 2 bathrooms, a fully equipped kitchen, and a bright, expansive living area that opens onto a covered terrace—perfect for enjoying outdoor living all year round.

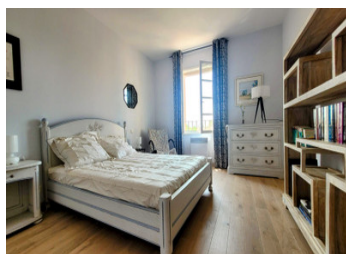
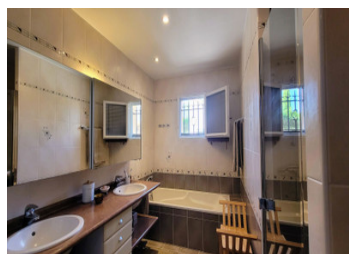
The large private pool and landscaped park at the rear of the property provide a peaceful retreat that is not overlooked.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

Located in an area known locally as "Route to the Beaches" this property offers an ideal location midway between Perpignan and the sea.

In a residential setting, surrounded by houses of a similar standing.

Perpignan offers an airport and TGV train station, other airports are also close with Carcassonne, Girona and Barcelona all easily accessible and offering year round international flights.

Nearest beaches are at Canet en Roussillon, with Collioure and the Spanish border slightly further along the coast.

The property has a sweeping gated driveway, with ample parking for vehicles, camping car or boat.

Set in the centre of a mature planted garden of 1200m2 the house offers:

Ground floor:

- Entrance to spacious hallway with bespoke staircase
- Open plan living area 40m2 leading out to covered terrace
- Study 11m2
- Kitchen fully fitted and equipped 12m2
- rear kitchen/laundry room 6m2
- bedroom 1, 16m2
- with en suite bathroom with bath and shower 7m2 and dressing area 4m2
- wc

Upstairs

- 3 bedrooms of 16m2, all with built in storage
- bathroom with bath and shower 7m2
- wc
- storage room 2m2

Outside 1200m2

- covered terrace
- technical room with pool equipment
- shower
- wc

LOCAL TAXES

Taxe foncière: 4400 EUR

Taxe habitation: EUR

NOTES