

3-bedroom villa with panoramic Vallespir views, pool, terraced grounds, garage, peaceful location



INFORMATION

Town:	Arles-sur-Tech
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	125 m ²
Plot Size:	4000 m ²

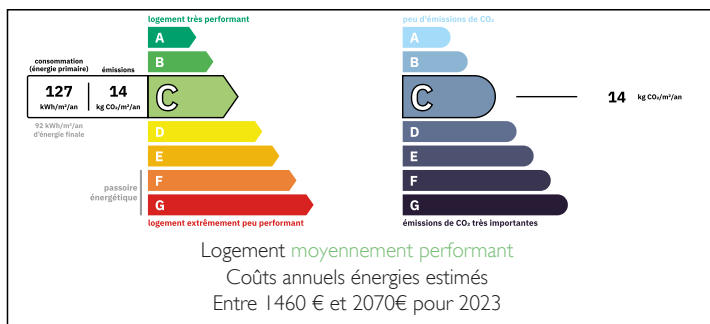
IN BRIEF

Ideally located on the edge of the charming village of Arles-sur-Tech in the Vallespir valley, this property offers a peaceful lifestyle with stunning open views over the surrounding mountains. Perfect for nature lovers, yet only 45 minutes from Perpignan and the Mediterranean coast.

The house, approx. 125 m² of living space, features bright and spacious living areas on the ground floor, including a lounge, dining room, kitchen, and WC. Upstairs, there is a master suite with bathroom, a second bedroom, and a duplex studio, ideal for guests or independent living.

Set on approx. 4,000 m² of terraced land, the property is easy to enjoy and showcases the beautiful views. A swimming pool, garage, and cellar complete this ideal permanent or holiday residence

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

This charming 1970s villa enjoys a privileged setting at the end of a peaceful no-through road, just a 15-minute walk from the vibrant village of Arles-sur-Tech, offering all essential amenities. Ideally located, it is only 45 minutes from Perpignan (airport and TGV station), 45 minutes from the Mediterranean coast, and 1 hour from Girona airport.

A private gated driveway leads you into the welcoming front garden, setting the tone for this tranquil property.

Ground floor:

Entrance hallway

Fully fitted and equipped kitchen (9 m²)

Spacious open-plan living area with patio doors opening onto the garden and stunning mountain views

Lounge with wood burner and impressive double-height ceiling (29 m²)

Dining area (19 m²)

WC

Direct access to garage and cellar (16 m²)

First floor:

Staircase leading to the master bedroom featuring decorative ironwork, walk-in shower, sink, WC, storage, and private terrace

Separate staircase leading to bedroom 2 with access to the rear terrace

Studio:

Independent access from the lounge or exterior, including ground floor bathroom and storage, with separate steps leading to bedroom 3 — ideal for guests or rental potential

Exterior:

Circular swimming pool

Storage sheds

LOCAL TAXES

Taxe foncière: 1714 EUR

Taxe habitation: EUR

NOTES