

Unique 5-bedroom villa with swimming pool, sensational views and open-air theatre!



## INFORMATION

Town:	Le Boulou
Department:	Pyrénées-Orientales
Bed:	5
Bath:	3
Floor:	217 m <sup>2</sup>
Plot Size:	3600 m <sup>2</sup>



## IN BRIEF

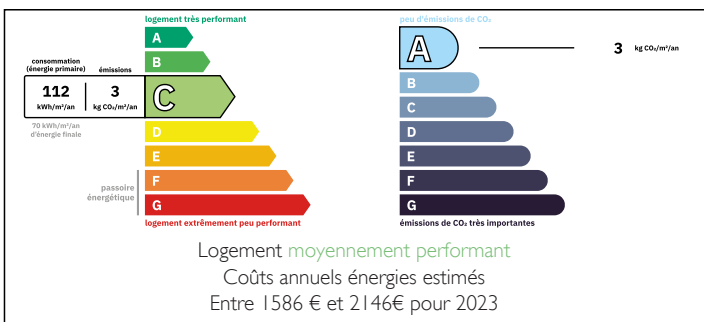
Tucked into the sun-drenched foothills of the Pyrenees, this amazing villa is for those who enjoy the finer things in life! The stunning views stretch across the hills to the iconic Mount Canigou - a breathtaking backdrop to this elegant home.

In excellent condition, the villa has reversible air conditioning throughout. There are 5 spacious bedrooms, perfect for family and guests, along with 3 bathrooms. The living room with fireplace is warm and inviting, overlooked by the huge open-plan kitchen.

Outside, the property boasts 3,600m<sup>2</sup> of fully enclosed, well-kept illuminated grounds. The large heated swimming pool, along with the superbly equipped summer kitchen and bar, make outdoor dining and entertaining a joy.

What truly sets this home apart, however, is its unique open-air theatre - a stylish and imaginative space that adds a touch of artistic soul. Whether used for intimate...

## 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 outstanding, unique villa comprises:

A spacious and inviting entrance hall (11m<sup>2</sup>)

Bedroom 1 (11m<sup>2</sup>) with view over the surrounding hillsides and Mount Canigou

Bedroom 2 (11m<sup>2</sup>)

Bathroom (5.5m<sup>2</sup>) with bath, double basin and bidet  
WC (1.5m<sup>2</sup>)

A very large open-plan kitchen/dining area (26m<sup>2</sup>)

Living room (35m<sup>2</sup>) with fireplace, fantastic views and French windows leading out to the balcony

The huge Master Suite (42m<sup>2</sup>), comprising the large bedroom 3 with French windows leading out to the balcony, an open area which is currently used as office space, shower room + WC and a walk-in wardrobe

Bedroom 4 (18m<sup>2</sup>) and Bedroom 5 (13m<sup>2</sup>) both have French windows leading directly out to the terrace which overlooks the gorgeous swimming pool

An extremely useful shower room + WC (10.5m<sup>2</sup>) has direct access from the terrace and swimming pool area, so wet feet don't need to traipse through the house! This room can also be used as a utility room. An adjoining storage area (8m<sup>2</sup>) is also a practical space, and could be a great wine cellar for the countless local varieties!

The fitted and equipped summer kitchen (8m<sup>2</sup>) is of a very high quality and is perfectly positioned to allow the chef to gaze out over the terrace, swimming pool and surrounding views.

The garage (21m<sup>2</sup>) has an automatic door and an additional 5m<sup>2</sup> of storage space on the side. If you prefer, a separate automatic gate allows you to drive directly down to the level of the terrace and the swimming pool.

In the grounds, a wooden...

## LOCAL TAXES

**Taxe foncière: 1960 EUR**

**Taxe habitation: EUR**

## NOTES