

4-bedroom villa in excellent condition with breath-taking views – 20 minutes from the Med!



INFORMATION

Town:	Le Boulou
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	142 m2
Plot Size:	1500 m2



IN BRIEF

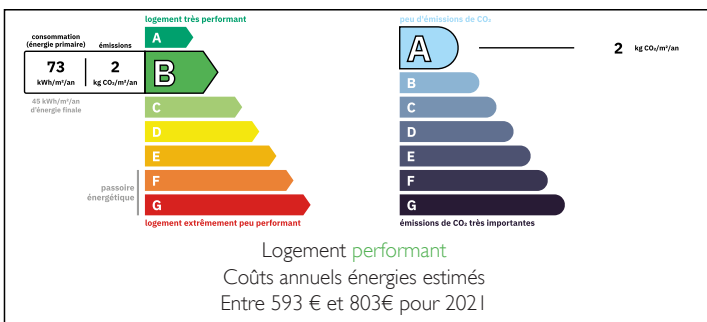
If you're looking for a beautifully maintained villa which is ready to move into, then this one could be perfect!

In an enviable elevated position, the 2 large front terraces benefit from stunning views of the surrounding countryside and villages, with a spectacular mountain backdrop. The property is designed for making the most of the open air, with plenty of terraced land at the front, beautifully landscaped terraces at the side and a barbecue patio at the rear

The open-plan kitchen and dining area share those incredible views with direct access outside. The classy, recently added living room guarantees year-round comfort with its air conditioning and stylish wood-burner.

The master suite boasts a large bedroom with ensuite shower room, an office area and walk-in wardrobe. Downstairs, the 3 other good sized bedrooms provide plenty of room for family and

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.



LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This superb, ready to move into 4-bedroom villa with exceptional views would be perfect as a permanent residence or a holiday home.

It comprises:

- Master suite with bedroom (13m²), ensuite shower room with WC (3m²), office (9m²) and walk-in wardrobe (3m²)
- Fully fitted and equipped kitchen (13.5m²), open-plan to the dining area (16m²). These have superb views and lead directly out to the terrace.
- Newly built living room (33m²) with wood burner
- Bedroom 2 (15m²)
- Bedroom 3 (11m²)
- Bathroom (6m²)
- Bedroom 4 (11m²)
- Huge utility room (30m²) including a 2000 litre water tank with pump for irrigation of the land, plus a modern thermodynamic water heater.
- Another 2000 litre water tank is underneath this room
- Wine cellar (9m²)

The property boasts reversible air conditioning throughout and its 8 photovoltaic panels generate enough electricity to sell back to EDF!

The facade is in good condition and has been recently painted.

The quality of this villa, inside and out, is a cut above what you'll see elsewhere, so come and visit while it's still available!

Co-owned building of 1 units
Provisional annual charges: 125€
