

Contemporary villa close to the picturesque village of Serralongue. Energy rating B. Fenced private garden.

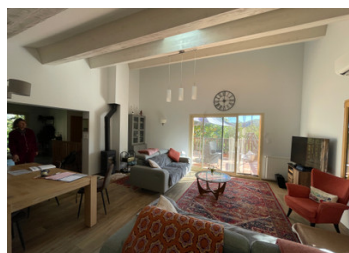


INFORMATION

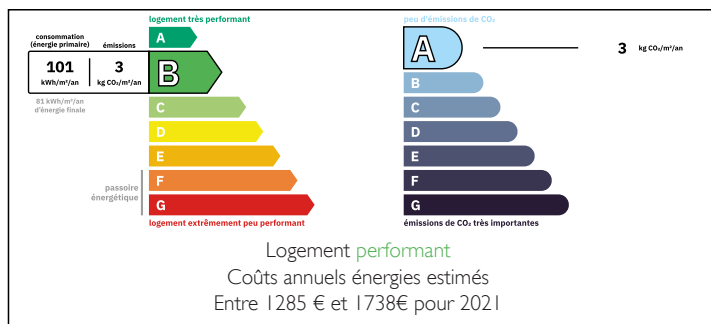
Town:	Serralongue
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	144 m ²
Plot Size:	2600 m ²

IN BRIEF

Exceptional contemporary villa built in 2008 and fully renovated in 2022. Nestled in a peaceful, landscaped 2,600 m² park with panoramic mountain views, just steps from the village. 144 m² of living space: bright open-plan kitchen and living area, large terrace with covered section, plus an office/extra bedroom. Two en-suite bedrooms on the lower level. High-end eco features: aluminium and wood joinery, central heating with electronically controlled pellet boiler, reversible AC, 5,000 L rainwater tank, and 14 solar panels. Double garage and outbuildings. A rare, serene property close to amenities.

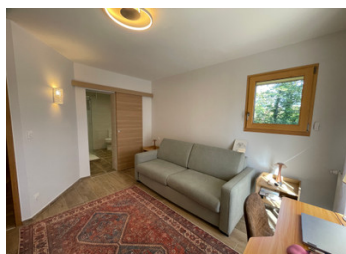


ENERGY - DPE



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: 648 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Electric gate leads to sloping driveway and double garage with automatic doors. Cave/storage underneath.

Footbridge leads to front door which opens directly into:

kitchen (4,6m x 4,4m) /living area:(5,5m x 5,5m): fully fitted kitchen with eye-level ovens, induction hob and dishwasher. Dining area. Living room with wood burner and cathedral ceiling, height 4,2m max. Sliding doors onto terrace (5,5m x 4,2m) with covered area and views.

WC (1m x 1,9m)

Office (or third bedroom) (3m x 4,2m)

Open staircase down to lower floor hallway, leading to:

Laundry and freezer room (5m x 3m) leading to Boiler and technical room (2,8m x 5,5m) and Store room (3,2m x 4m)

Hallway leading to:

Bedroom 1 (4,9m x 3,8m) with dressing room (3m x 1,9m). En-suite shower room (3m x 2,3m) with walk-in shower, basin, WC and bidet. Large window and door to garden

Bedroom 2 (3,9m x 3,6m) with en-suite shower room (2m x 2,6m) with walk-in shower, basin and WC. Doors to garden.

Double garage with automatic doors and storage room underneath.

Enclosed garden with gate and access to footpath to the village of Serralongue.

Garden with vegetable patch, flower borders, lawn and woodland.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>