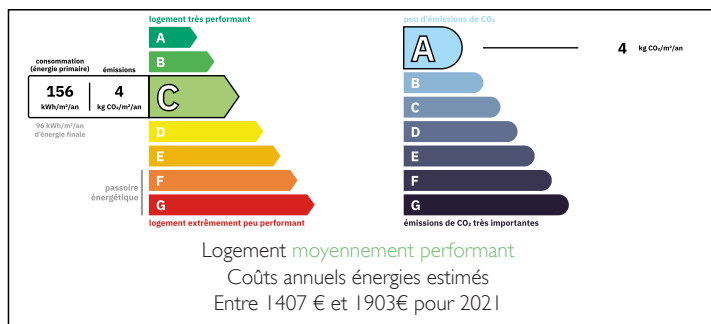


Renovated LUXURY VILLA with Mediterranean Gardens, Pool, Large Garage and Workshop Space. 15 mn Perpignan

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Villemolaque
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	140 m ²
Plot Size:	1025 m ²

IN BRIEF

Located just 15 minutes from Perpignan and 25 minutes from the Mediterranean coast, this detached villa offers an excellent opportunity for a primary residence or holiday home in the South of France.

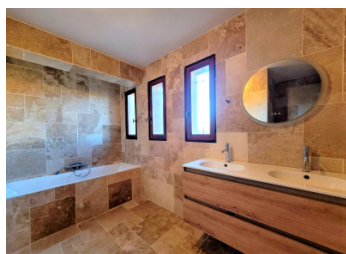
The property offers approximately 300m² of usable space, including 140m² of single-level living accommodation with three bedrooms, two bathrooms, a bright open-plan living and dining area, and a recently fitted modern kitchen. An additional 20m² converted attic room provides flexible space, ideal for a home office, studio or games room.

A major asset of the villa is the huge 140m² basement, comprising a large garage, workshop, and bar / wine cellar, with storage and leisure potential.

Set on a quiet, landscaped plot planted with Mediterranean trees, the villa enjoys a private swimming pool, covered terrace, summer kitchen, and outdoor dining areas, perfect for entertaining and enjoying warm summer...

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

OVERVIEW

Located in the popular village of Villemolaque, this property enjoys a peaceful residential setting within walking distance of the village centre, shops and amenities. Ideally positioned 15 minutes from Perpignan, with excellent access to international transport links, the Mediterranean coast and Spain, this home is perfectly suited to relaxed year-round living or a lock-up-and-leave lifestyle.

Set on a secluded plot, the villa offers excellent privacy while remaining highly convenient.

THE VILLA OFFERS:

Entrance hall leading to:

Open-plan living area (42m²) – bright and spacious, featuring a wood-burning stove

Fully fitted kitchen (16m²) – equipped with range cooker and appliances

Master suite (25m² total) – dressing area and fully tiled en-suite with double basins, shower and WC

Bedroom 2 (12m²)

Bedroom 3 (16m²) – built-in storage

Family bathroom (9m²) – bathtub with shower, double basins and WC

Converted attic (20m²) – ideal home office, hobby room or studio

LOWER LEVEL – approx. 140m²

Garage (46m²) with electric door and sink

Workshop (38m²)

LOCAL TAXES

Taxe foncière: 1732 EUR

Taxe habitation: EUR

NOTES