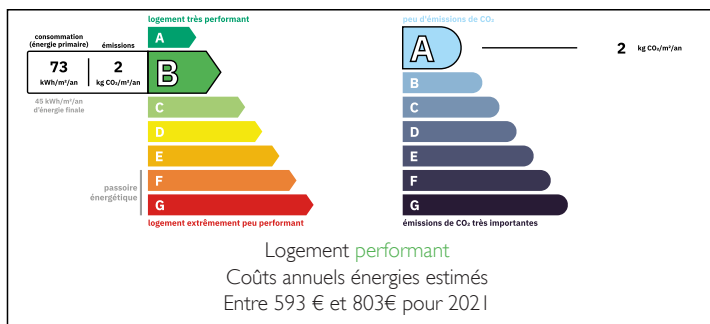


Spacious 4 Bedroom Villa with Stunning Mountain Views, Large Terraces & Peaceful Surroundings



ENERGY - DPE



INFORMATION

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

IN BRIEF

Located in Les Chartreuses, in an elevated position with countryside, village and mountain views, this 4-bedroom villa is just minutes from the shops and amenities of Le Boulou, with quick access to the A9 motorway and Spain.

Large terraces and landscaped outdoor areas provide a peaceful setting without isolation. The open-plan kitchen and dining area lead directly onto the terraces and views. The living room features reversible air conditioning and a wood-burning stove.

The master suite includes an ensuite shower room, office space and walk-in wardrobe. Three further bedrooms complete the house.

Features include reversible air conditioning, photovoltaic panels, thermodynamic water heater, recent tiling and a water recovery system for garden

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

NOTES

DESCRIPTION

Located in Les Chartreuses, in a quiet residential area just minutes from the shops, restaurants and amenities of Le Boulou, with quick access to the A9 motorway and Spain.

4-bedroom villa with countryside, village and mountain views, large terraces and landscaped outdoor areas. Suitable as a main residence or holiday home.

The property comprises:

Upper Level

Master bedroom (13m²) direct terrace access

Ensuite shower room with WC (3m²)

Office (9m²)

Walk-in wardrobe (3m²)

Fully fitted kitchen (13.5m²)

Dining area (16m²) direct terrace access

Living room (33m²) with wood-burning stove

Lower Level

Bedroom 2 (15m²)

Bedroom 3 (11m²)

Bathroom (6m²)

Bedroom 4 (11m²)

Direct access to lower terrasse

Utility room (30m²) with 2000L water tank, irrigation pump and thermodynamic water heater

Second 2000L water tank underneath

Wine cellar (9m²)

Additional features:

Reversible air conditioning throughout

8 photovoltaic panels with electricity resale to EDF

Recently repainted facade

Recent tiling

Wood-burning stove

Water recovery system for garden irrigation

Move-in ready condition

*If AI has been used to edit any photos, the original