



RARE FIND LARGE HOUSE WITH INDEPENDANT  
STUDIO, POOL, GARDEN, GARAGE AND  
PARKING. SEA AND HARBOUR VIEWS

RARE FIND LARGE HOUSE  
WITH INDEPENDANT  
STUDIO, POOL, GARDEN,  
GARAGE AND PARKING.  
SEA AND HARBOUR VI...



PROPERTY FACT FILE	
REFERENCE	A33909AHA66
PRICE	€ 948,000 £ 788,622* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	205 m <sup>2</sup>
LAND	1467 m <sup>2</sup>
TOWN	Port-Vendres
DEPARTMENT	Pyrenees_Orientales
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- stunning sea and harbour views
- self-contained basement level
- separate garage of 150m<sup>2</sup>
- private swimming pool and a pool house
- short stroll to charming cafes, restaurants, shops

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This Unique Property For Sale by the Harbour offers an exceptional lifestyle, just a short stroll from charming cafes, restaurants, and vibrant shops. Boasting stunning sea and harbour views, this home provides an unparalleled location for those seeking both comfort and convenience of accessibility.

## DESCRIPTIF

Located in the charming seaside town of Port Vendres, this spacious 3-bedroom, 1-bathroom property built in 1955 offers a blank canvas for renovation and a fantastic opportunity for investment. Port Vendres is a popular harbour town with many commerces and restaurants. The house is a 10 minute walk to a train station with direct routes to Montpellier-Lyon-Paris. Close to Perpignan, with its airport and TGV train station, and just a short drive to Spain and Gerona Airport.

The main house is 205 m<sup>2</sup> of habitable space and offers:

Ground Floor:

Entrance, 8 m<sup>2</sup>

Hallway, 15 m<sup>2</sup>

Office space, 9 m<sup>2</sup>

Kitchen, 13 m<sup>2</sup>, fitted and equipped, with access to the terrace  
WC and wash basin

Open Plan Living Area:

1st lounge, 24 m<sup>2</sup> with sea view

2nd lounge, 18 m<sup>2</sup> with sea view, fireplace and access to the terrace

1st Floor:

Timber flooring

3 x bedrooms, 18 m<sup>2</sup> with sea views and air conditioning

Bathroom with bathtub and shower

WC

Garden Level:

Independent studio, 26 m<sup>2</sup>, with shower room and WC

Boiler/service room with oil fired boiler servicing mains house with heating and hot water

Pool:

Fenced swimming pool with terrace

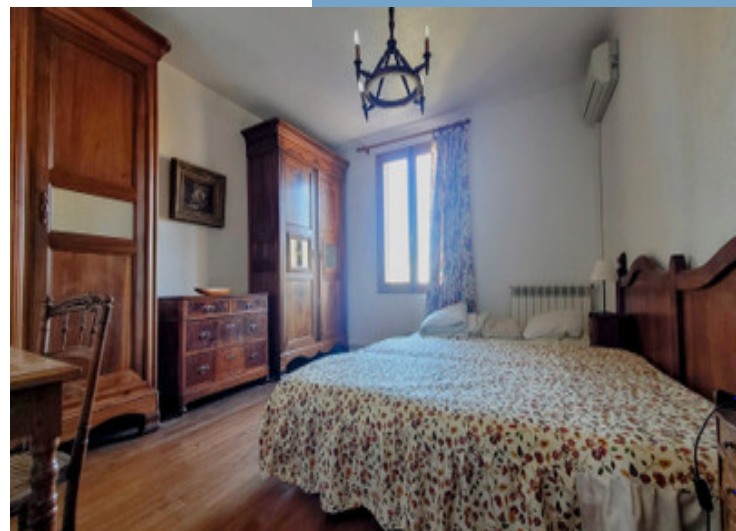
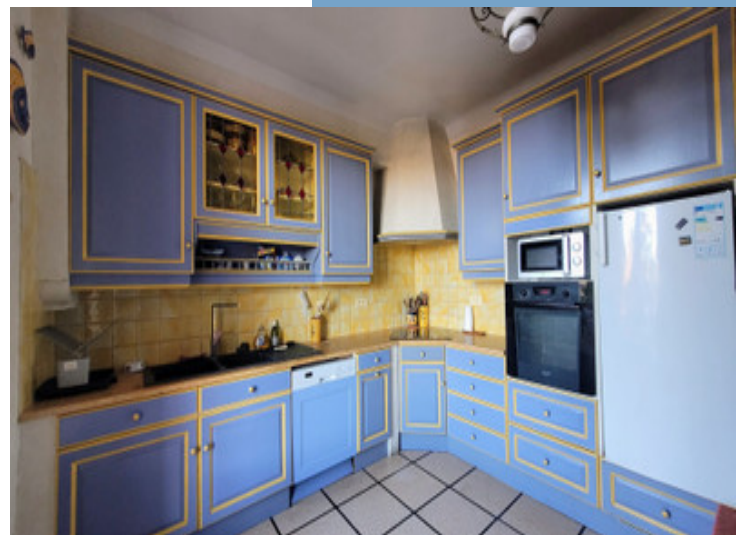
Pool House:

Shower and WC, 4 m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33909AHA66>

COMPLETE FILE AND PHOTO ON REQUEST

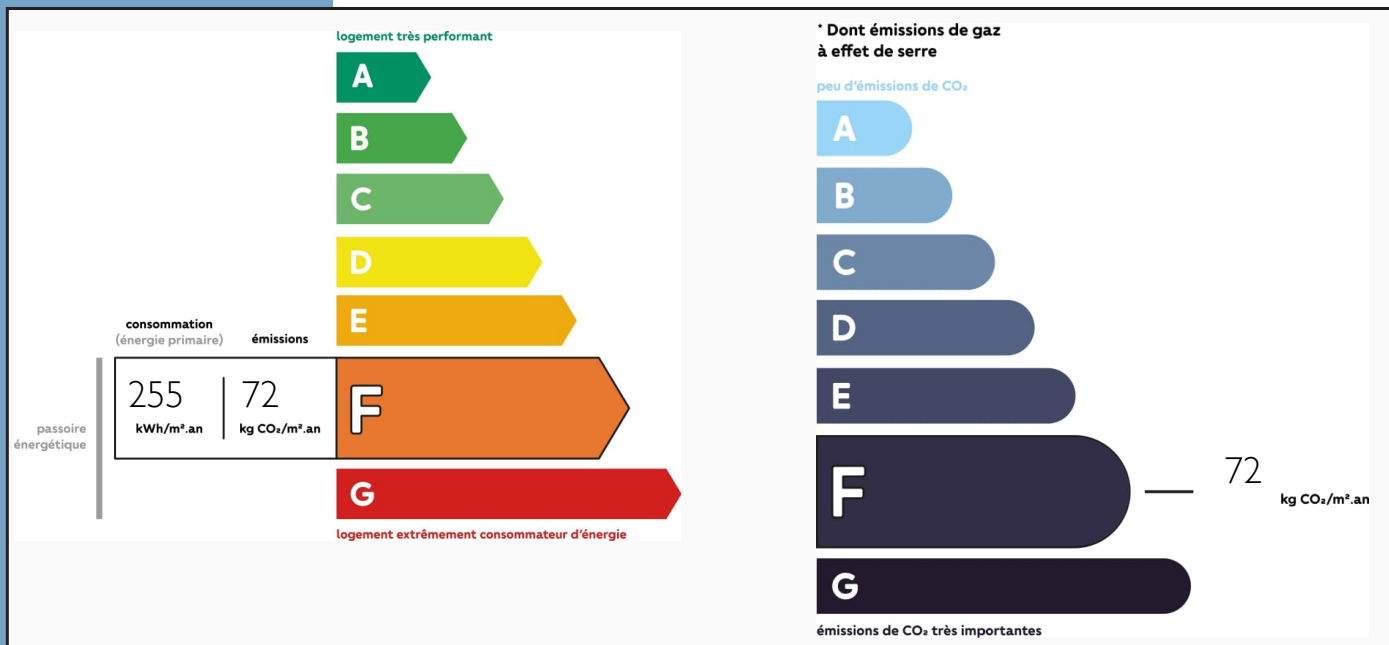


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A33909AHA66  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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