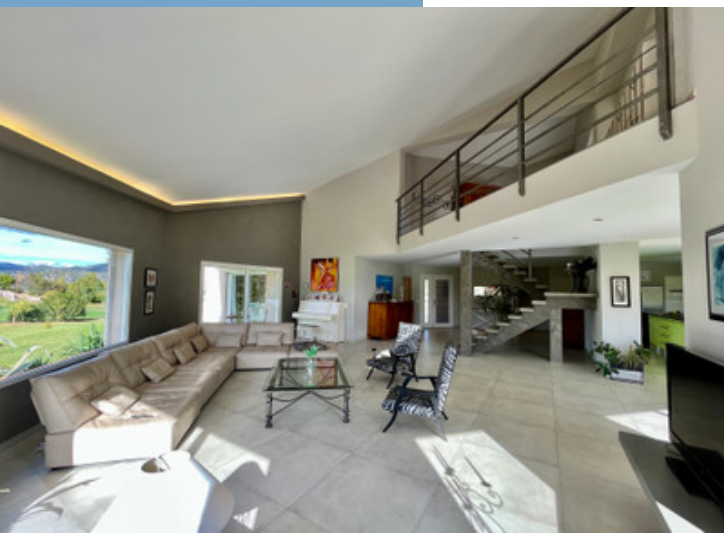




SOUTH FACING CONTEMPORARY VILLA WITH  
MOUNTAIN VIEWS 8000M2 OF LAND, GARAGE,  
SWIMMING POOL AND IND

www.leggettprestige.com

SOUTH FACING  
CONTEMPORARY VILLA  
WITH MOUNTAIN VIEWS  
8000M2 OF LAND,  
GARAGE, SWIMMING  
POOL AND IND...



## PROPERTY FACT FILE

REFERENCE	A16663
PRICE	€ 898,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	275 m <sup>2</sup>
LAND	8000 m <sup>2</sup>
TOWN	Rigarda
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

\*Price based on current exchange rate which is subject to change

- South facing
- flat useable land
- Swimming pool
- Views
- 

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This modern villa is a rare and unique in this area and just minutes from the lively village of Vinça that has amenities, swimming lake and a train station, situated between the sea, 42km and the ski which 36km to the closest ski station. The cultural city of Perpignan is 31km (25

## DESCRIPTION

This beautifully designed villa is set on a large of flat land with trees a well tendered garden surrounding the property, land which would be suitable for horses which is all fenced and as canal water on hand and a separate water basin.

On the ground floor on entering the property a beautifully designed large open plan living area of over 80m2 with double height ceilings, large picture windows, large format tiles throughout with heated floor. A fully fitted kitchen with storage room to the rear a dining area with doors leading out to a covered terrace and access towards the swimming pool (12 x 5), pool house and large BBQ area. The ground floor also has a large master suite bedroom with walk-in wardrobe and large bathroom with quality fittings, a bath and walk-in shower

The top floor with a bespoke stair case leading up to a mezzanine hallway with office area and access to a roof terrace, the 2nd bedroom with small terrace which has direct views towards "Canigou" and the surround countryside. The 3rd bedroom with en suite shower room and access to 2 terraces both with views and very private.

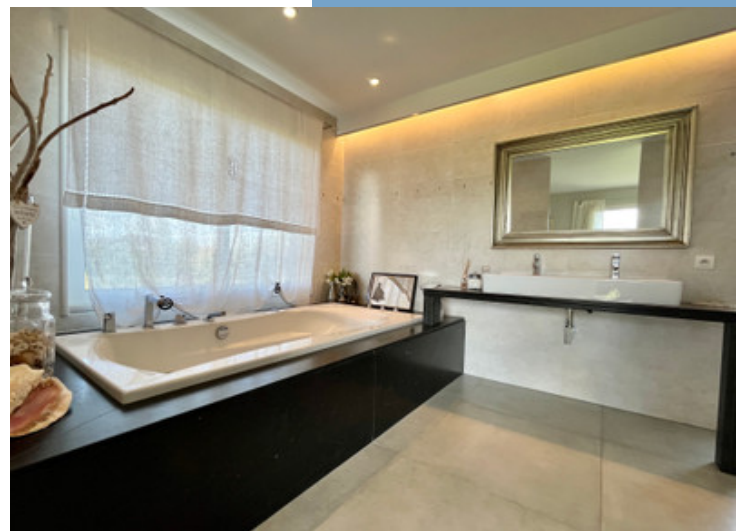
The property also has an independent studio apartment with 1 bedroom, a living dining area and its own private covered terrace. Lots of outside terrace areas with access to the gardens, the double garage which is over 65m2 and other storage areas nearby. The access to the property is private and easily accessed. An amazing property with much to offer

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Information about r...

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A16663>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
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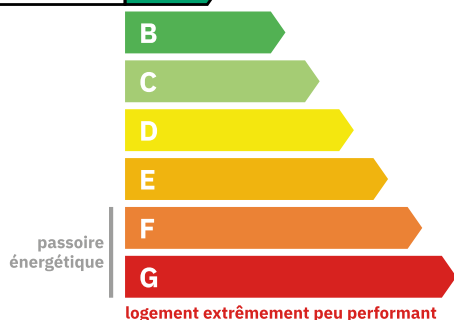
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## ENERGIE-DPE

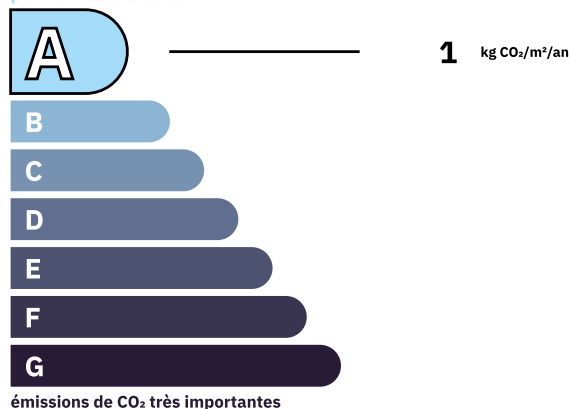
Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

consommation  
(énergie primaire) | émissions | **logement très performant**

<b>55</b> kWh/m²/an	<b>1</b> kg CO₂/m²/an	<b>A</b>
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peu d'émissions de CO₂



Property **Very efficient**  
Estimated annual energy costs  
between 941 € and 1273€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : AI6663  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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