



LUXURIOUS MEDITERRANEAN VILLA WITH POOL, GARDEN, AND STUNNING VIEWS AND BUILD POTENTIAL

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PROPERTY FACT FILE	
REFERENCE	A32128JAVI1
PRICE	€ 1,365,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	3
ACCOMMODATION	251 m ²
LAND	4000 m ²
TOWN	Saint-André-de-Roquelongue
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- 250 m² luxury villa with buildable land (70 m² per
- 150 m² outbuilding, ideal for home-based business
- Quiet, serene location just 40 minutes from the se
- Expansive Mediterranean garden with saltwater pool
- Spacious living areas with custom furnishings

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Ref : A32128JAV11

Discover a luxurious 250 m² Mediterranean villa on a 4,000 m² buildable plot, just 20 minutes from Narbonne and 40 minutes from the Mediterranean Sea. This serene property features a stunning saltwater pool (13x8 m), a 150 m² outbuilding with flexible use, and beautifully landscaped gardens. The spacious villa includes a 74 m²

DESCRIPTIF

Discover a peaceful haven at the foothills of the Corbières, just 20 minutes from Narbonne and 40 minutes from the Mediterranean Sea. This exquisite, over one-million-euro property is set on a 4,000 m² fenced and buildable plot, featuring a 250 m² bungalow and a 150 m² outbuilding.

Stunning Property

The single-story villa with its rustic crépi walls evokes the charm of traditional southern French mas. A long veranda with columns and black tile flooring runs along the house, offering spectacular views of the 13 x 8 m saltwater mosaic-tiled pool and the beautifully landscaped Mediterranean garden. The pool house, equipped with a kitchen area, is perfect for outdoor entertaining and relaxing by the pool.

Spacious and Refined Interior

Inside, the expansive 74 m² living room is divided into a lounge, a bar, a dining area, and an open-plan kitchen (23 m²) equipped with high-end appliances, including two refrigerators, two freezers, a microwave, an oven, and a 90 cm induction cooktop. A luxurious new kitchen countertop will soon be installed. Large sliding glass doors seamlessly connect the living room to the terrace, blending indoor and outdoor living spaces.

The villa boasts 3 bedrooms, each with en-suite bathrooms:

A bedroom (13 m²) with built-in closet and en-suite bathroom (6,5 m²) with walk-in shower and double sink.

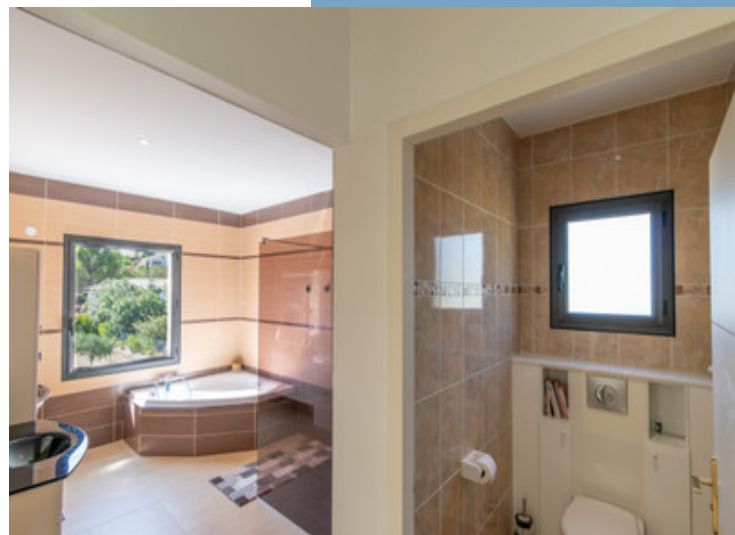
A bedroom (24 m²) with built-in closet and en-suite bathroom (7 m²) with walk-in shower, double sink and separate toilet.

The master bedroom (21 m²)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32128JAV11>

COMPLETE FILE AND PHOTO ON REQUEST

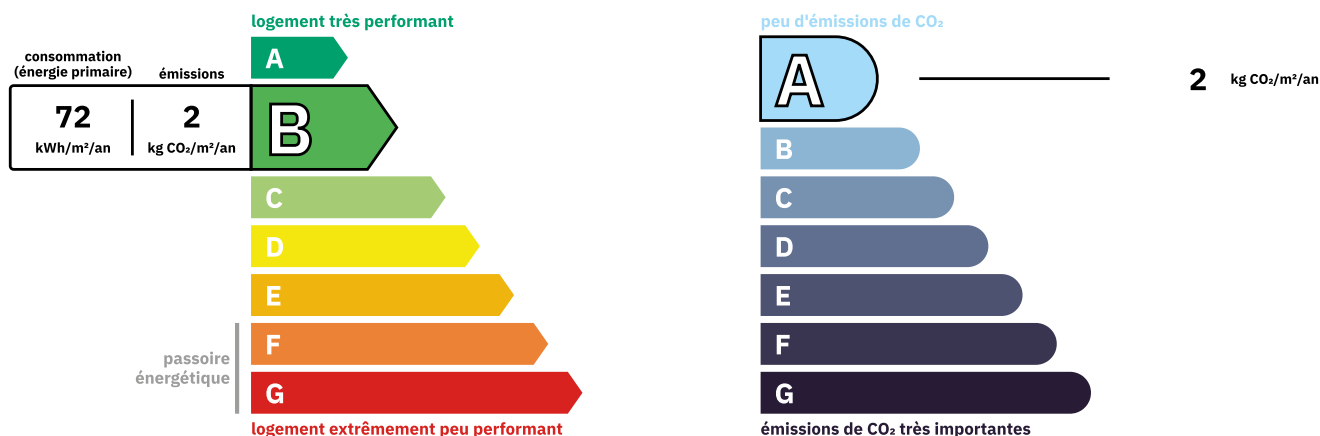


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Efficient**
Estimated annual energy costs
between 1100 € and 1580€ for 2021

NOTICE

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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.

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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

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AND PHOTOS
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