



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 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	205 m ²
LAND	1467 m ²
TOWN	Port-Vendres
DEPARTMENT	
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 150m²
- private swimming pool and a pool house
- short stroll to charming cafes, restaurants, shops

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

Ref : A33909AHA66

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 m² of habitable space and offers:

Ground Floor:

Entrance, 8 m²

Hallway, 15 m²

Office space, 9 m²

Kitchen, 13 m², fitted and equipped, with access to the terrace
WC and wash basin

Open Plan Living Area:

1st lounge, 24 m² with sea view

2nd lounge, 18 m² with sea view, fireplace and access to the terrace

1st Floor:

Timber flooring

3 x bedrooms, 18 m² with sea views and air conditioning

Bathroom with bathtub and shower

WC

Garden Level:

Independent studio, 26 m², 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

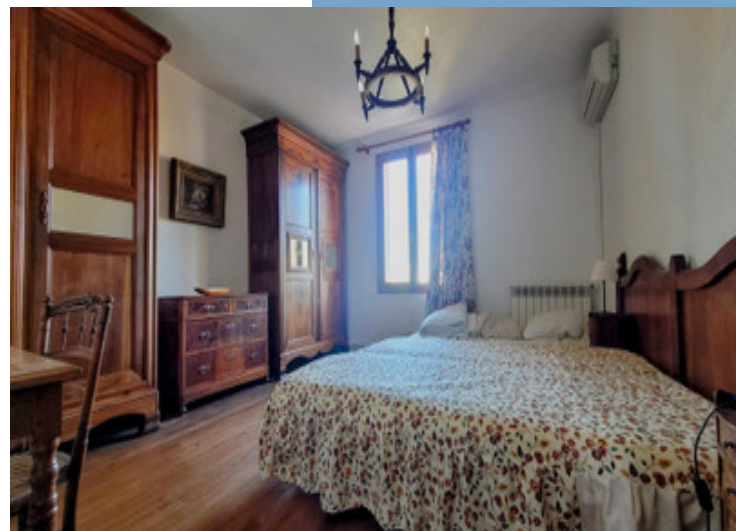
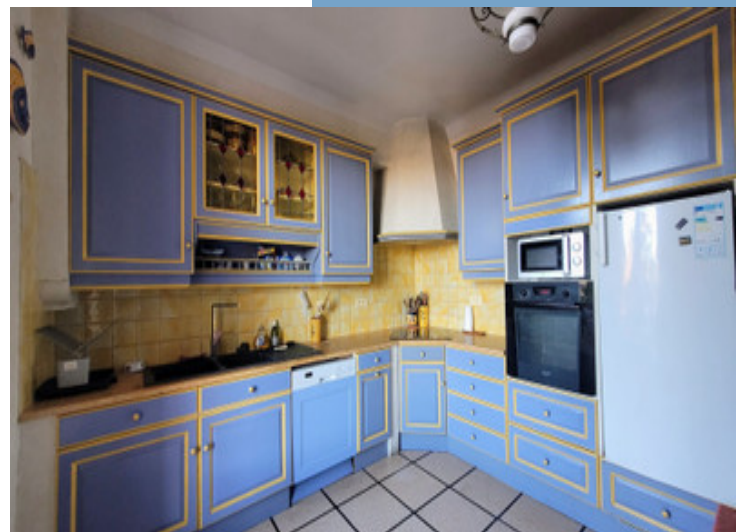
Pool House:

Shower and WC, 4 m²

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

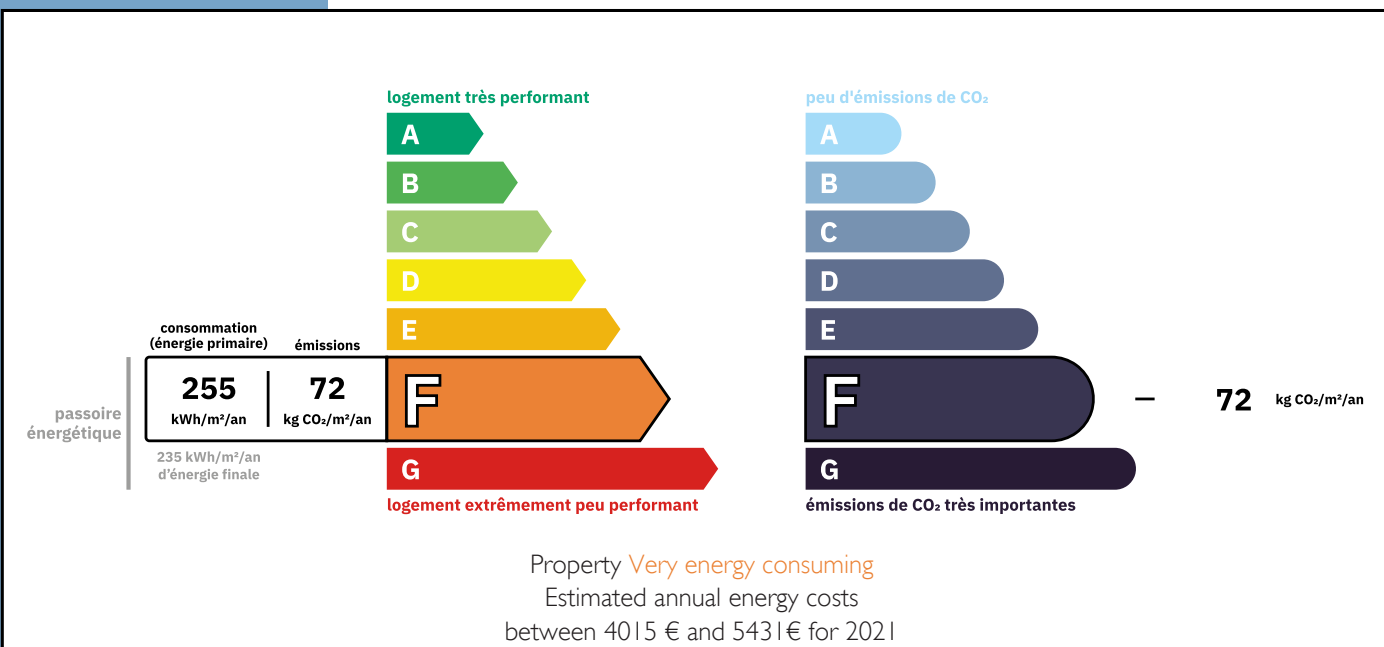
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A33909AHA66

ENERGIE-DPE

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



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 : A33909AHA66
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr