



UNIQUE 5-BEDROOM VILLA WITH SWIMMING  
POOL, SENSATIONAL VIEWS AND OPEN-AIR  
THEATRE!

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UNIQUE 5-BEDROOM  
VILLA WITH SWIMMING  
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THEATRE!...



PROPERTY FACT FILE	
REFERENCE	A37525MSY66
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	217 m <sup>2</sup>
LAND	3600 m <sup>2</sup>
TOWN	Le Boulou
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- Exceptional panoramic view including Mount Canigou
- Magnificent heated swimming pool (10m x 5m)
- 3600m<sup>2</sup> of well-kept entirely fenced land
- Superb fitted and equipped summer kitchen and bar
- Stylish and unique open-air theatre !

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Tucked into the sun-drenched foothills of the Pyrenees, this amazing villa is for those who enjoy the finer things in life! The stunning views stretch across the hills to the iconic Mount Canigou - a breathtaking backdrop to this elegant home.

In excellent condition, the villa has reversible air conditioning

## DESCRIPTION

This outstanding, unique villa comprises:

A spacious and inviting entrance hall (11m<sup>2</sup>)

Bedroom 1 (11m<sup>2</sup>) with view over the surrounding hillsides and Mount Canigou

Bedroom 2 (11m<sup>2</sup>)

Bathroom (5.5m<sup>2</sup>) with bath, double basin and bidet  
WC (1.5m<sup>2</sup>)

A very large open-plan kitchen/dining area (26m<sup>2</sup>)

Living room (35m<sup>2</sup>) with fireplace, fantastic views and French windows leading out to the balcony

The huge Master Suite (42m<sup>2</sup>), comprising the large bedroom 3 with French windows leading out to the balcony, an open area which is currently used as office space, shower room + WC and a walk-in wardrobe

Bedroom 4 (18m<sup>2</sup>) and Bedroom 5 (13m<sup>2</sup>) both have French windows leading directly out to the terrace which overlooks the gorgeous swimming pool

An extremely useful shower room + WC (10.5m<sup>2</sup>) has direct access from the terrace and swimming pool area, so wet feet don't need to traipse through the house! This room can also be used as a utility room. An adjoining storage area (8m<sup>2</sup>) is also a practical space, and could be a great wine cellar for the countless local varieties!

The fitted and equipped summer kitchen (8m<sup>2</sup>) is of a very high quality and is perfectly positioned to allow the chef to gaze out over the terrace, swimming pool and surrounding views.

The garage (21m<sup>2</sup>) has an automatic door and an additional 5m<sup>2</sup> of storage space on the side. If you prefer, a separate automatic gate allows you to drive directly down to the level of the terrace and the swimming pool.

In the ground...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37525MSY66>

COMPLETE FILE AND PHOTO ON REQUEST

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

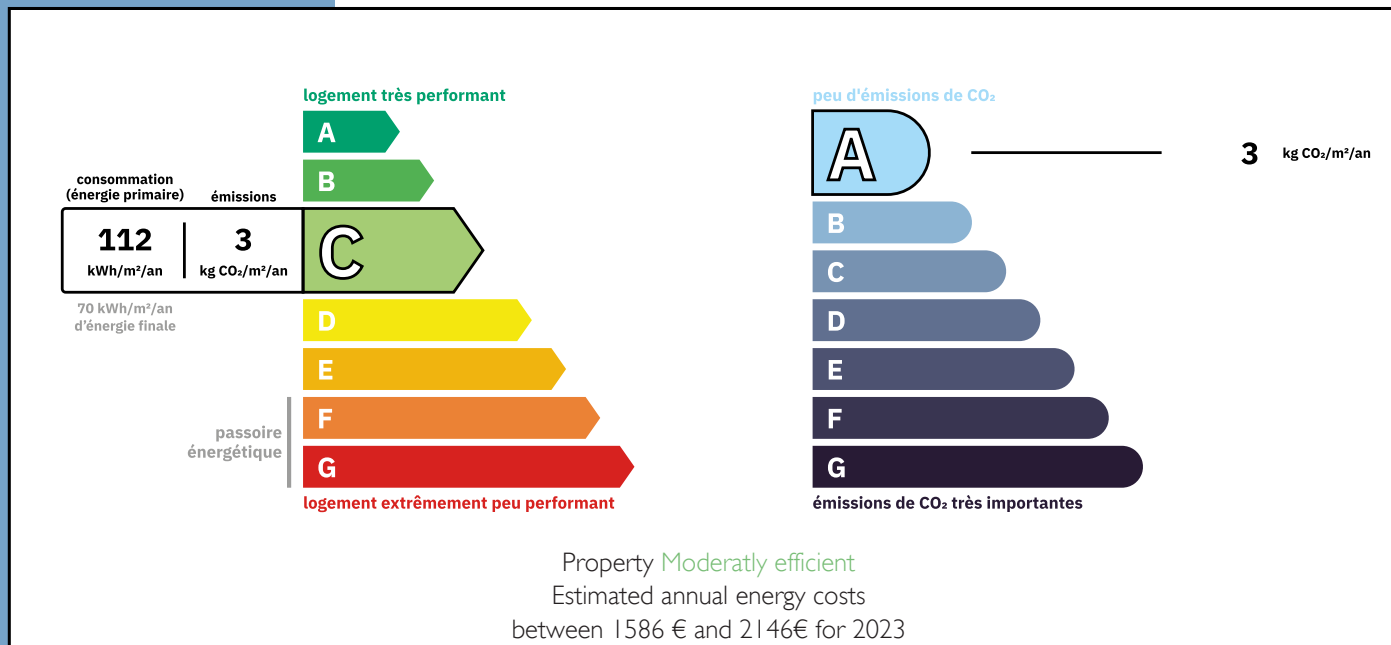
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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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## CONTACT

Réf : A37525MSY66  
FILE COMPLETE  
AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)