



SUPERB 5-BEDROOM VILLA WITH SWIMMING POOL AND SENSATIONAL VIEWS!

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SUPERB 5-BEDROOM VILLA
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AND SENSATIONAL
VIEWS!...



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



- Exceptional panoramic view including Mount Canigou
- Magnificent heated swimming pool (10m x 5m)
- 3600m² of well-kept entirely fenced land
- Superb fitted and equipped summer kitchen and bar
- Stylish and unique open-air amphitheatre !

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This amazing villa, private but not remote, is in excellent condition and enjoys stunning views across the plain to the iconic Mount Canigou. With 5 spacious bedrooms and 3 bathrooms, it's perfect for family and guests. The inviting living room with fireplace and the huge open-plan kitchen both overlook the large (10m x 5m) heated

DESCRIPTION

This outstanding, unique villa comprises:

A spacious and inviting entrance hall (11m²)

Bedroom 1 (11m²) with view over the surrounding hillsides and Mount Canigou

Bedroom 2 (11m²)

Bathroom (5.5m²) with bath, double basin and bidet
WC (1.5m²)

A very large open-plan kitchen/dining area (26m²)

Living room (35m²) with fireplace, fantastic views and French windows leading out to the balcony

The huge Master Suite (42m²), 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 (18m²) and Bedroom 5 (13m²) both have French windows leading directly out to the terrace which overlooks the gorgeous swimming pool

An extremely useful shower room + WC (10.5m²) 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 (8m²) is also a practical space, and could be a great wine cellar for the countless local varieties!

The fitted and equipped summer kitchen (8m²) 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 (21m²) has an automatic door and an additional 5m² 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

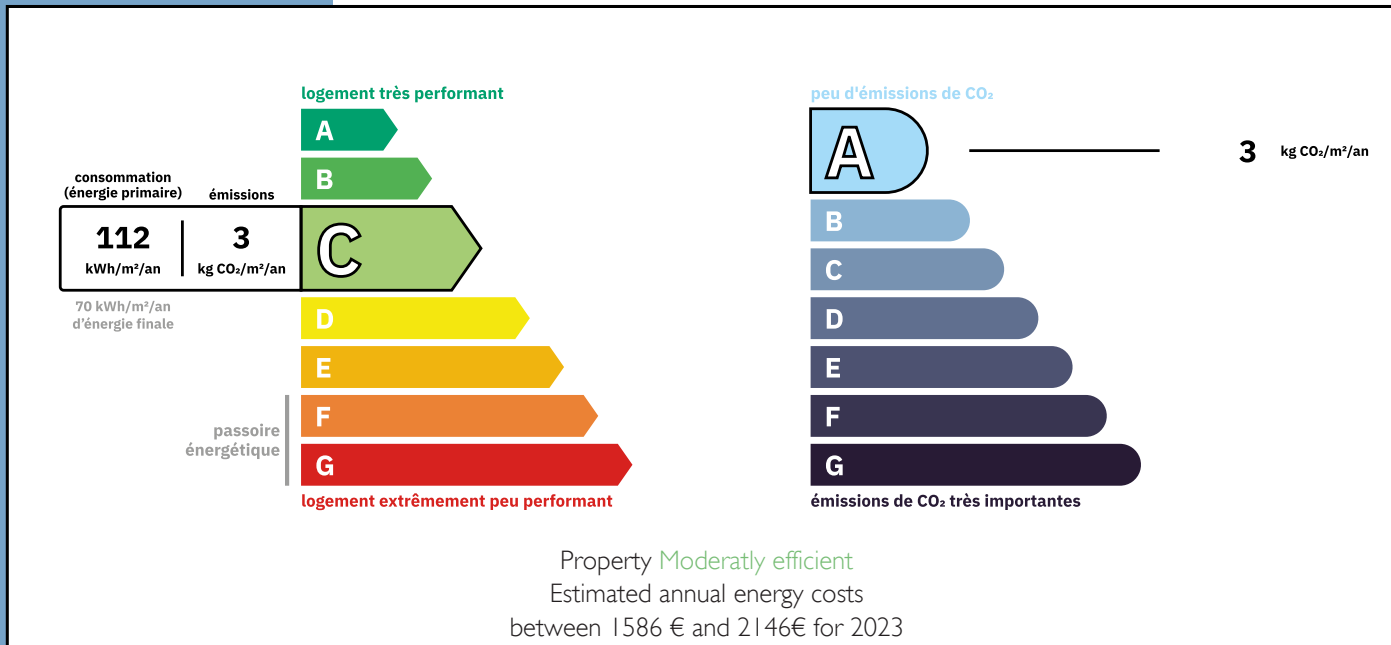
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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