LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

IMMACULATE PRESTIGE HOUSE IN COLLIOURE WITH INDEPENDENT APARTMENT, SEA VIEW, GARDEN AND DOUBLE GARAGE

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PROPERTY FACT FILE

REFERENCE	A40874MSY66
PRICE	€ 1,349,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	260 m²
LAND	850 m²
TOWN	Collioure
DEPARTMENT	
LOCATION	Town property
TYPE	
CONDITION	
FEATURES	Mains Drains, Garage, Detached

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

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- Sea views in the Mediterranean's prettiest town!
- Immaculate main house plus independent apartment
- Private landscaped garden and large double garage
- Within easy walking distance of the beach
- All bedrooms have ensuite facilities

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This exceptional property is in beautiful Collioure, the 'Jewel in the Crown' of the Côte Vermeille. In immaculate condition, it is set in gorgeous landscaped gardens, just a short walk from the beach. The main house comprises 3 spacious bedrooms, each with ensuite shower rooms. The immense ground floor living room has a pristine

DESCRIPTION

In the highly sought-after town of Collioure, considered by many as the prettiest town on the Mediterranean coast, this prestige property really is something special. It comprises a main house, comprising 3 very large bedrooms, each with its own ensuite facilities. Perched above the beautiful landscaped garden, it enjoys sea views from the property itself and from its sunny terraces. The equally luxurious independent studio apartment boasts its own sun terrace and direct access to the garden, and the large double garage makes parking a breeze, even in the summer months.
The main house is equipped with reversible air conditioning and under-floor heating, so year-round comfort is guaranteed! It comprises:

On the ground floor :
- Very large living room with dining area and open-plan kitchen (60m²). This leads directly to a large sunny terrace (25m²) as well as its own balcony (2m²), both of which have sea views and overlook the garden. The living room has a stylish and cosy wood burner.
- Large bedroom with study area (26m²)
- Modern ensuite shower room with WC (6m²)
- Utility room (7m²)
- WC (3m²)

On the first floor :
- Large living room with dining area (36m²) and stylish and cosy wood burner. The adjoining balcony (2m²) overlooks the garden and has a sea view.
- Bedroom 2 (22m²) with its own sunny, south-facing terrace (4m²)
- Ensuite shower room with WC (5m²)
- Bedroom 3 (19m²) with sea view
- Ensuite shower room with WC (7m²)

On the garden level:
Independen...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40874MSY66

COMPLETE FILE AND PHOTO ON REQUEST

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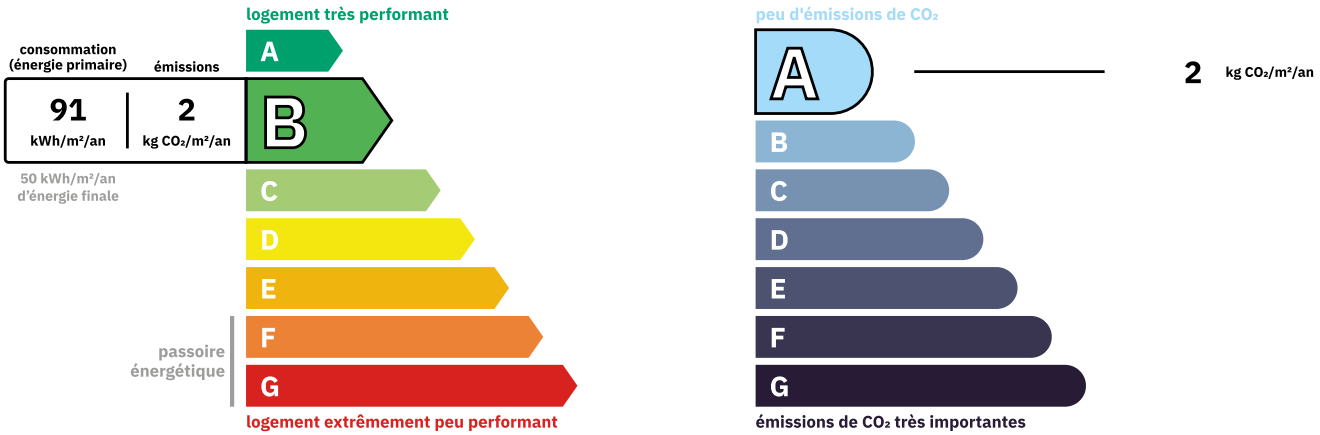
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1205 € and 1631€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

Réf :A40874MSY66

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