



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

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GARAG...



## PROPERTY FACT FILE

REFERENCE	A40874MSY66
PRICE	€ 1,495,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	260 m <sup>2</sup>
LAND	850 m <sup>2</sup>
TOWN	Collioure
DEPARTMENT	
LOCATION	Town property
TYPE	
CONDITION	
FEATURES	Mains Drains, Garage, Detached

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



- 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 (60m<sup>2</sup>). This leads directly to a large sunny terrace (25m<sup>2</sup>) as well as its own balcony (2m<sup>2</sup>), 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 (26m<sup>2</sup>)
- Modern ensuite shower room with WC (6m<sup>2</sup>)
- Utility room (7m<sup>2</sup>)
- WC (3m<sup>2</sup>)

On the first floor :

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

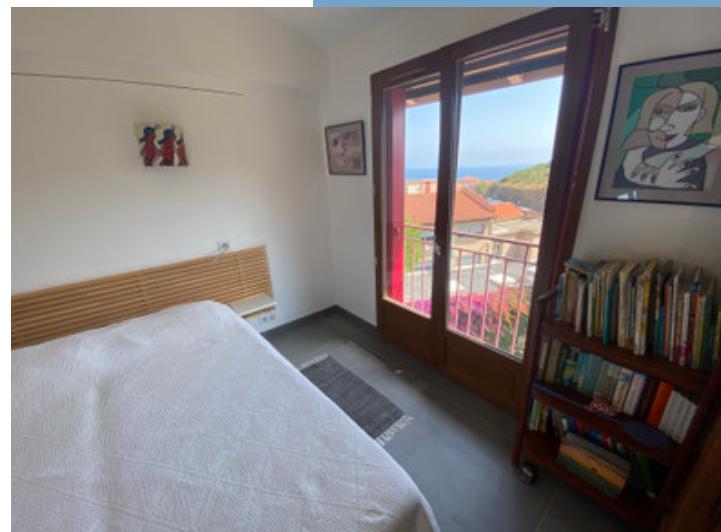
On the garden level:

- Room 1 w...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A40874MSY66>

COMPLETE FILE AND PHOTO ON REQUEST

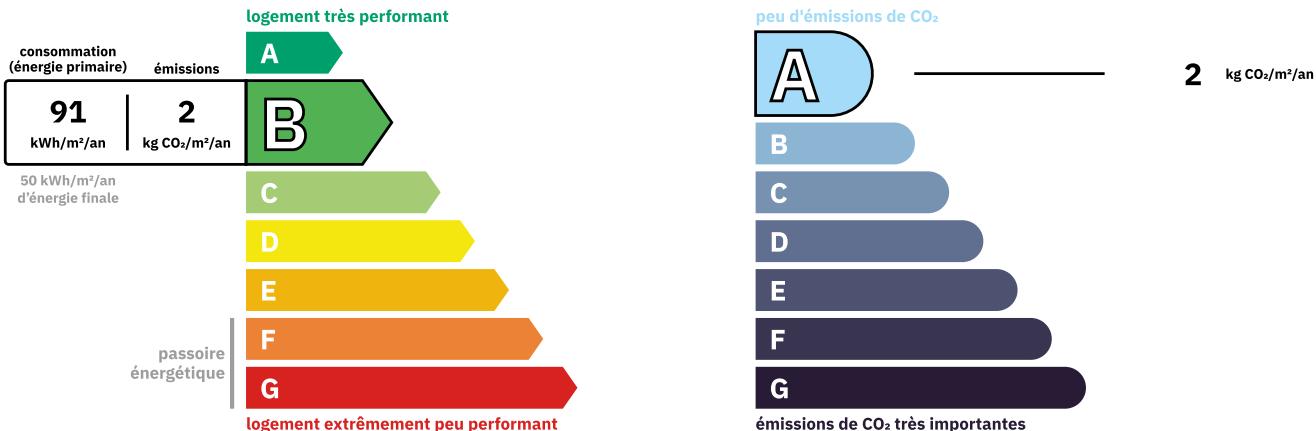


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## ENERGIE-DPE

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



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

## NOTICE

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## CONTACT

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AND PHOTOS  
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