

LUXURY 2024 DETACHED VILLA CLOSE TO THE SEA WITH HEATED SALT POOL, AA ENERGY RATING & CANIGOU VIEWS

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PROPERTY FACT FILE

REFERENCE	A46580AHA66
PRICE	€ 698,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	160 m²
LAND	923 m²
TOWN	Sainte-Marie-la-Mer
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- impressive double-height living area
- saltwater swimming pool with a submerged sun deck
- ground-floor principal bedroom suite
- Garage and parking
- privileged position at the edge of the village,

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Built in 2024, this contemporary detached villa combines high-end finishes, generous proportions and exceptional natural light. The impressive double-height living area opens through expansive sliding doors onto a spacious terrace and a beautifully crafted 11 x 5 m saltwater swimming pool with a submerged sun deck, creating a



DESCRIPTION

Nestled on the Mediterranean coast, Sainte-Marie-la-Mer offers the perfect blend of long sandy beaches, a welcoming village atmosphere and year-round amenities, while being just 20 minutes from Perpignan, 15 minutes from Perpignan Airport, 20 minutes from the TGV station, and around 35 minutes from the Spanish border. The property occupies a privileged position at the edge of the village, within an exclusive cul-de-sac of similarly high-quality homes.



Completed in 2024 and offering exceptional energy efficiency with an AA energy rating, this contemporary villa has been designed to combine generous living spaces, high-quality finishes and seamless indoor-outdoor living. Accessed via a private driveway with parking for several vehicles, the property enjoys open countryside views stretching towards Mount Canigou.

Accommodation comprises:
Entrance hallway with cloakroom.
Open-plan lounge and dining room (37m²) with large sliding doors opening onto the terrace and pool.
Fully fitted and equipped kitchen (23m²) featuring quality integrated appliances, complemented by a rear kitchen and additional storage space.
Separate WC.
Master bedroom suite comprising a 13m² bedroom with direct access to the rear terrace and pool, 3m² mirrored dressing area, and 4m² en-suite shower room.
Garage with storage room and WC

Upstairs
Two first-floor bedrooms (12m² each), both with dressing areas.
Interconnecting family bathroom (6m²) with sliding pocket doors.
Separate first-floor WC.
Mezza...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46580AHA66

COMPLETE FILE AND PHOTO ON REQUEST

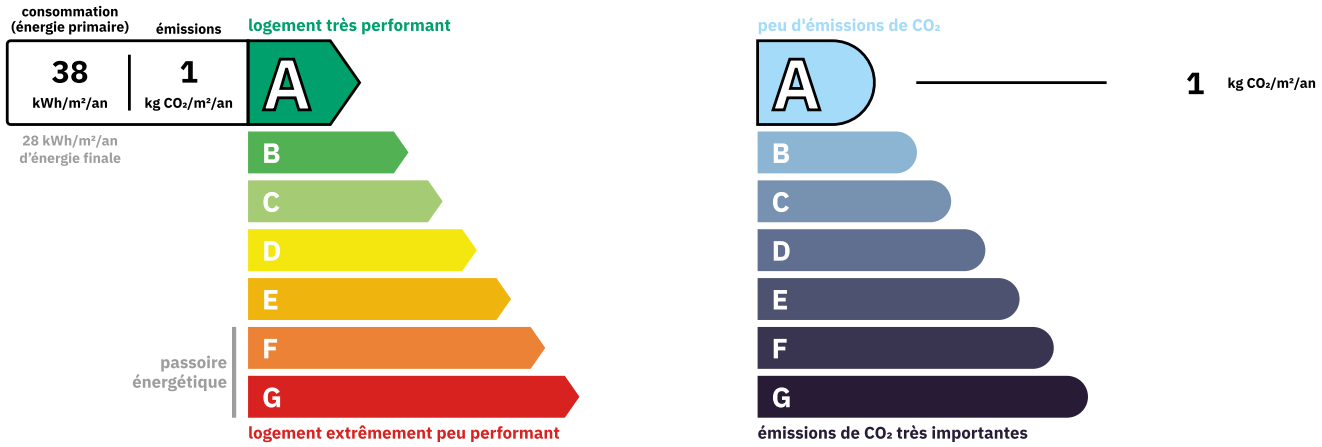
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 590 € and 850€ for 2024

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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