

South facing Contemporary villa with mountain views and over 2 hectares of land, Garage, swimming pool and ind



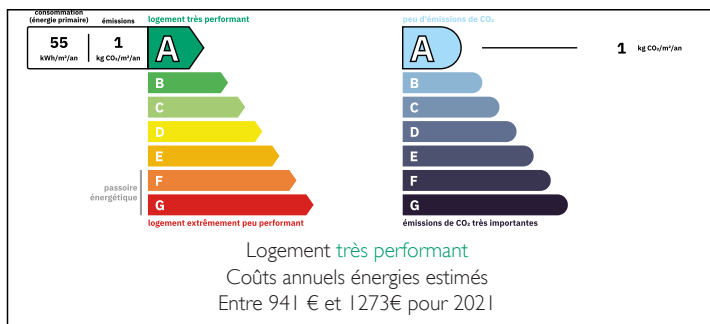
INFORMATION

Town:	Rigarda
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	275 m2
Plot Size:	20805 m2

IN BRIEF

This modern villa is a rare and unique in this area and just minutes from the lively village of Vinça that has amenities, swimming lake and a train station, situated between the sea, 42km and the ski which 36km to the closest ski station. The cultural city of Perpignan is 31km (25 minute drive), which has an international airport and train station with TGV train links to Barcelona

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This beautifully designed villa is set on a large plot of land of over 2 hectares of flat land with trees a well tendered garden surrounding the property, land which would be suitable for horses which is all fenced and as canal water on hand and a separate water basin.

On the ground floor on entering the property a beautifully designed large open plan living area of over 80m2 with double height ceilings, large picture windows, large format tiles throughout with heated floor. A fully fitted kitchen with storage room to the rear a dining area with doors leading out to a covered terrace and access towards the swimming pool (12 x 5), pool house and large BBQ area. The ground floor also has a large master suite bedroom with walk-in wardrobe and large bathroom with quality fittings, a bath and walk-in shower

The top floor with a bespoke stair case leading up to a mezzanine hallway with office area and access to a roof terrace, the 2nd bedroom with small terrace which has direct views towards "Canigou" and the surround countryside. The 3rd bedroom with en suite shower room and access to 2 terraces both with views and very private.

The property also has an independent studio apartment with 1 bedroom, a living dining area and its own private covered terrace.

Lots of outside terrace areas with access to the gardens, the double garage which is over 65m2 and other storage areas nearby. The access to the property...

LOCAL TAXES

Taxe foncière: 1606 EUR

Taxe habitation: EUR

NOTES