

Stunning Villa with Dominant Position in Prades Offering Panoramic Mountain Views, swimming pool and garden

EXCLUSIVE



INFORMATION

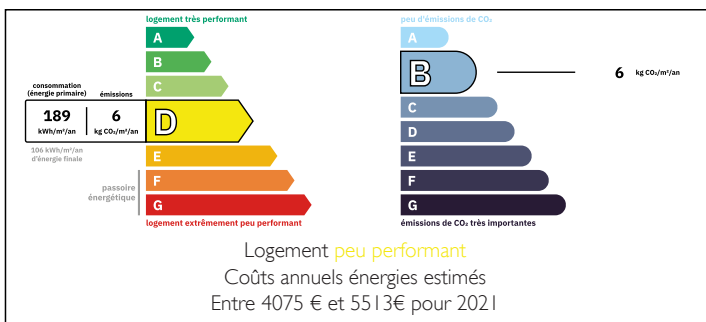
Town:	Ria-Sirach
Department:	Pyrénées-Orientales
Bed:	7
Bath:	5
Floor:	410 m2
Plot Size:	13110 m2

IN BRIEF

This luxurious detached villa, ideally situated in the market town of Prades, offers breathtaking views over the town and direct views of Canigou and beyond. With its seven spacious bedrooms and elegant interiors, this property is a true haven of peace.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



LOCAL TAXES

Taxe foncière: 2482 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering through the private gates, a path leads to the house, featuring ample parking space and an additional garage. The welcoming hallway opens into a 55m² living area, designed with an open-plan layout. Three large French doors provide direct access to a raised terrace with spectacular views, complemented by a wood burner and a fully equipped modern kitchen. The various outdoor spaces include a lower terrace that connects directly to the pool, perfect for relaxation.

The second floor comprises five bedrooms, four with ensuite bathrooms located at the rear, and the main bedroom at the front, boasting south-facing views and a private shower room. This level ensures comfort and privacy for all residents.

The ground floor is dedicated to leisure and convenience, featuring a billiard room with access to a lower terrace and the pool, a shower room with WC, a cellar, and the garage. The top floor, situated under the eaves, currently serves as a games room with two additional bedrooms and a cinema room, offering numerous possibilities for customization. Set on a plot of over 13,000m² (3 acres), this magnificent villa promises a luxurious lifestyle with privacy, tranquility, and unparalleled views. The combination of high-quality amenities and generous spaces makes this property exceptional for those seeking the pinnacle of comfort and elegance.

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