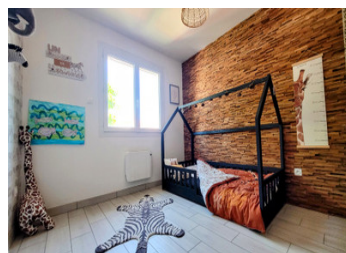


Mediterranean villa, contemporary re-style, 5 beds, 2 baths, pool, garage — 15min to beach, 10min Perpignan.



INFORMATION

Town:	Bompas
Department:	Pyrénées-Orientales
Bed:	5
Bath:	2
Floor:	153 m2
Plot Size:	547 m2



IN BRIEF

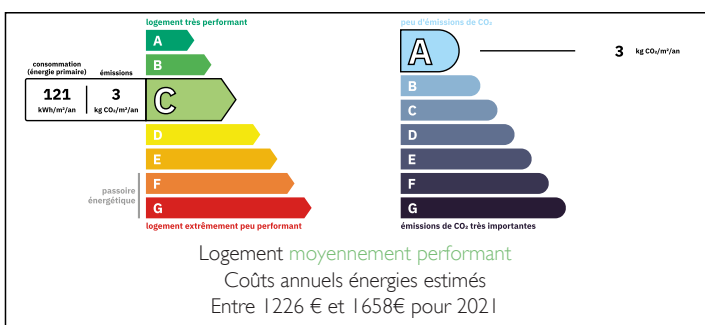
Charming Renovated Villa in Prime Village Location — Just Minutes from the Mediterranean

Nestled in a peaceful residential enclave, this beautifully renovated traditional villa blends timeless character with modern luxury. Ideally situated just a short drive from stunning Mediterranean beaches, and located in a lively village where shops, restaurants, and all amenities are just a stroll away.

Step inside to discover a bright, stylish interior featuring an expansive open-plan living area with balcony access, a sleek contemporary kitchen, and up to five spacious bedrooms—perfect for families or entertaining guests. Outside, enjoy the newly installed private pool and sun-drenched terrace, ideal for relaxing or hosting al fresco gatherings.

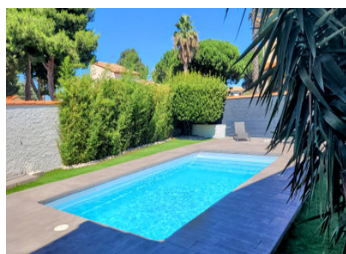
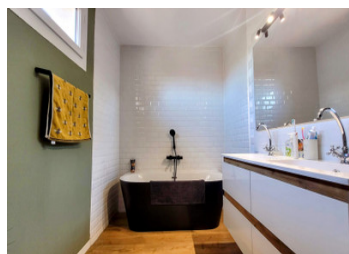
Sold optionally furnished for added convenience—just move in and start enjoying the

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.



DESCRIPTION

Spacious 5-Bedroom Home with Pool in Quiet Village Setting – Minutes from Perpignan and the Coast

Located in the sought-after village of Bompas, this spacious semi-detached home offers the perfect blend of convenience and tranquility. Just a short drive to the Mediterranean's most popular seaside resorts and only 5 minutes from Perpignan with its airport and TGV station, the location is ideal for both everyday living and easy travel. Spain is just 30 minutes away!

Set in a quiet, well-established residential area, the home is walking distance to schools, parks, and all village amenities—including a supermarket, medical facilities, and local shops.

The Property – Two Levels of Comfortable Living

Ground Floor:

Welcoming entrance hallway

Bedroom 1 (25m²) – spacious with large sliding patio doors and terrace access

Bedroom 2 (10m²) – with en-suite shower room and WC

Bedroom 3 (10m²)

Laundry room (9m²)

Garage (16m²)

First Floor:

Open landing area

Light-filled open-plan living space (27m²) with wood-burning stove and balcony access

LOCAL TAXES

Taxe foncière: 2041 EUR

Taxe habitation: EUR

NOTES