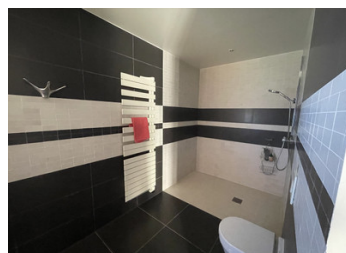
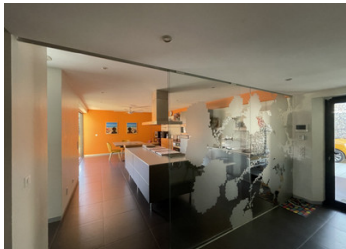


Stunning contemporary 3 bed villa with pool, terraces & lift. Energy rating "A" with garden & private parking.



## INFORMATION

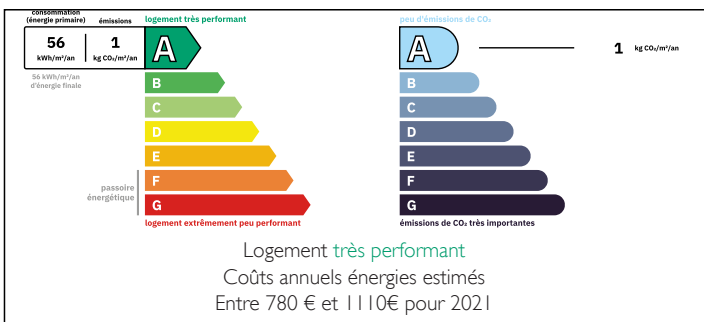
Town:	Montesquieu-des-Albères
Department:	Pyrénées-Orientales
Bed:	3
Bath:	3
Floor:	260 m <sup>2</sup>
Plot Size:	3874 m <sup>2</sup>



## IN BRIEF

Stunning contemporary villa situated in a desirable village in the Alberes, only 20 minutes drive from the Mediterranean coast and the Spanish frontier. In a quiet setting, only a few minutes drive from the village, this larch-clad property has been built to provide the best in sustainable and modern living: solar panels, geothermal energy providing underfloor heating or cooling, lift allowing access to all floors, electric vehicle charging point...

## 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

Off-street parking and security gate, with steps leading down to front door. Separate vehicular access to carport, rear terrace and front door.

\*Entrance hall (1,7m x 4m) with glass dividing wall leading to:

\*Kitchen/dining room (4,3m x 7,1m). Fully-fitted kitchen with storage units, cooking island, Gaggenau appliances (hob, oven, dishwasher, coffee-machine) and utility area (2,2m x 1,"m) with storage and large fridge-freezer.

\*Dining area with sliding glass doors leading to terrace (3,3m x 4,2m) with louvre covered roof and views towards the Albères, sliding glass doors to living room.

\*Entrance hall leading to WC (1,9m x 1,3m) and open plan:

\*Study (4,3m x 4,1m) with views over garden and to south, double-sided fireplace with inset log burner access to lift and:

\*Living room (4,9m x 6,3m) with large picture window and double-sided fireplace with views over garden and to the south, sliding glass doors with access to terrace (connecting to dining room)

From the entrance hall, wooden staircase down to level -1:

hallway (1,7m x 7,5m) leading to

\*principal suite comprising bedroom (5,1m x 4,7m) storage, large picture window and en-suite bathroom (1,7m x 4,9m) with jet bath, WC, basin and walk-in shower. Door to terrace (4,3m x 8m) and swimming pool (2m x 10m)

\*guest suite with bedroom (4m x 4,4m) storage, sliding glass doors with access to terrace and swimming pool. En-suite shower room (1,7m x 4m) with WC, basin and walk-in shower.

\*Laundry room (2,6m x 2,7m) and walk-in storage area (1,4m x 2m)

Wooden stairway down to level -2: large...

## LOCAL TAXES

**Taxe foncière: 2514 EUR**

**Taxe habitation: EUR**

## NOTES