

Spacious detached 6-bedroom house with large garden, pool and mountain views, close to amenities.



INFORMATION

Town:	Prades
Department:	Pyrénées-Orientales
Bed:	6
Bath:	4
Floor:	247 m2
Plot Size:	7149 m2

IN BRIEF

This spacious detached, south facing house is situated in a calm and tranquil position, with stunning mountain views. Fully renovated, this beautiful property offers a large mature garden with swimming pool and jacuzzi.

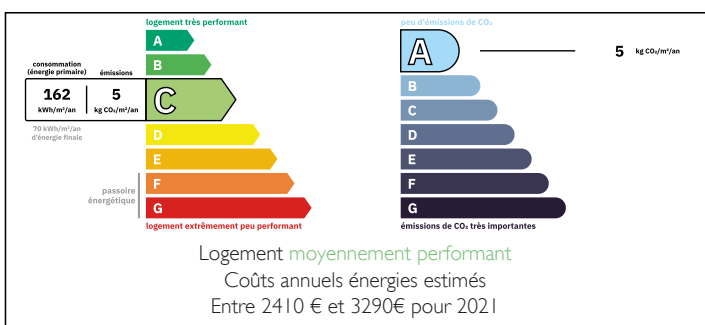
The house offers 6 bedrooms, 3 of that are on the ground floor. The 1st floor living space provides the views of mount Canigou.

All this plus the convenience of amenities in proximity.

SENSIBLE OFFERS WILL BE CONSIDERED.

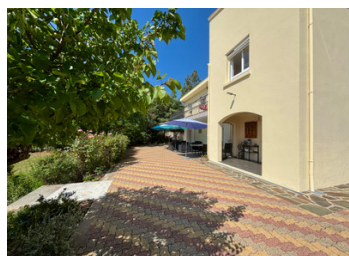


ENERGY - DPE



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: 2374 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful property offers 247m² of living space spread over two levels.

Six spacious bedrooms with wooden floors, including two on the ground floor with panoramic views.

Two fully equipped kitchens featuring granite worktops.

A 39 m² living/dining room with a fireplace facing south with large bay windows.

Heated veranda for year-round enjoyment.

Three modern bathrooms, including one en-suite with the master bedroom.

A 20 m² south-facing terrace on the upper floor offering spectacular views.

A truly peaceful environment, ideal for nature lovers and those who appreciate stunning scenery.

With modern, high-end features providing a blend of comfort and elegance.

This unique property is a true sanctuary, offering a high-quality lifestyle with stunning surroundings, privacy, and proximity to conveniences.

Exterior:

A 7,149 m² fully enclosed plot with private access.

Beautiful landscaped garden, with a variety of fruit trees.

Irrigation canal to water the garden and a 6,000-liter water reservoir.

Uninterrupted views of Mount Canigou.

Approximately 250 m² of terraces with solar lighting.

A 9x4m Waterair swimming pool with terrace..

Three-seater jacuzzi spa in a serene, Japanese-style setting.

Meticulously designed outdoor spaces for relaxation and entertainment.

Features:

Double-glazed windows with solar-powered electric shutters.

Fully insulated structure, built with bricks, reinforced concrete, and a solid tiled roof.

Individual electric heating system.