

Recently RENOVATED VILLA with MEDITERRANEAN GARDENS, POOL and POOL HOUSE. Short walk to commerces and 3km sea



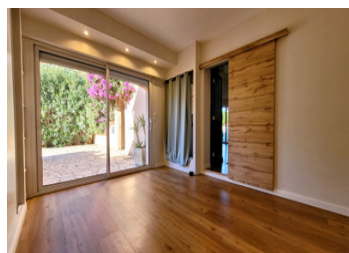
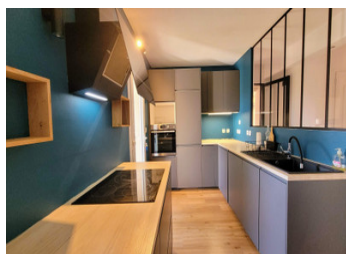
## INFORMATION

Town:	Argelès-sur-Mer
Department:	Pyrénées-Orientales
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	913 m2

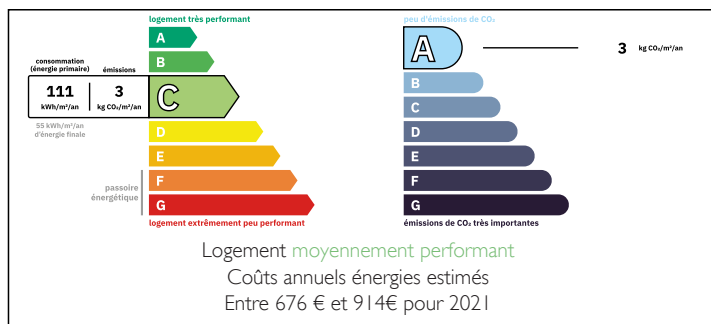
## IN BRIEF

Stunning Traditional Villa Fully Renovated in 2023  
This beautifully renovated traditional villa, is set on a spacious 913 m<sup>2</sup> plot, just 3 km from the sea and within walking distance of all essential amenities, ideal for permanent living or as a charming holiday home. Inside, you'll find a bright, open-plan living area with a fully equipped kitchen, offering both style and functionality. A versatile ground-floor office or extra bedroom adds flexibility to the layout, along with a convenient WC. Upstairs, the villa boasts 3 generous bedrooms, a modern bathroom, and a separate WC. With air conditioning and a cozy wood-burning stove, comfort is ensured year-round.

Outside, the property is enveloped by a lush Mediterranean garden, featuring mature trees and vibrant flowers, creating a serene, private oasis. The pool area offers a spacious terrace, a well-appointed pool house, and additional storage buildings,

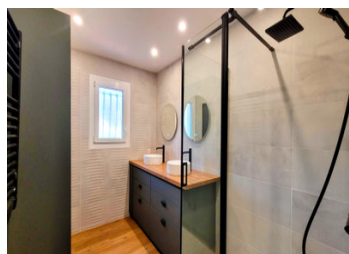


## ENERGY - DPE



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:	1657 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Exceptional Villa Fully Renovated in 2023 – A True Haven of Peace Just 3 km from the Sea

This exceptional villa, fully renovated in 2023, is set in a lush green environment, just a short walk from the village amenities and only 3 km from the sea, accessible via a cycle path.

### Ground Floor:

A spacious, bright, air-conditioned open-plan living area of 38 m<sup>2</sup>, with a large lounge featuring a wood-burning stove, and a brand-new fully equipped kitchen. You will also find a pantry, a 13 m<sup>2</sup> office or bedroom with a private entrance, as well as separate toilet.

### Upstairs:

Three air-conditioned bedrooms, measuring 10 m<sup>2</sup>, 12 m<sup>2</sup>, and 18 m<sup>2</sup> which includes a dressing room. The modern bathroom features an Italian shower, a double sink, a large storage closet, and separate WC.

### Outdoors:

The Mediterranean garden leads to the heated pool, surrounded by nature and a sunny terrace. You can also enjoy a summer kitchen, a pool house with shower and WC, as well as storage buildings to meet all your needs.

### Additional Features of This Villa:

Double glazing for optimal insulation  
Air conditioning in every room  
Recently renovated, offering modern and high-quality finishes  
Heated pool for year-round enjoyment  
Private parking for multiple vehicles

All measurements non-contractual

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