

LOVELY SINGLE LEVEL VILLA built 2022, 3 bedrooms, POOL, SUMMER KITCHEN, GARAGE AND GARDEN. 25 mins SEA



INFORMATION

Town:	Banyuls-dels-Aspres
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	650 m2



IN BRIEF

Ideal Retirement, Permanent or Holiday Home in a Quiet Village Location, Close to Perpignan, Spain, and the Sea

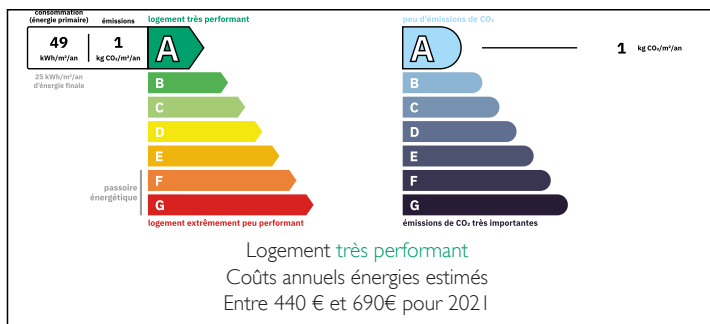
This modern single-storey villa of 108 m², completed in 2022, is an ideal home for anyone seeking a low-maintenance property with no work required. With an AA energy rating, it offers exceptional energy efficiency.

The villa features a beautiful open-plan living area with a fully fitted and equipped kitchen. It includes 3 bedrooms (1 en suite), a family bathroom, and 2 separate WC. Additionally, there is a fully tiled and insulated garage, which could be used for parking a vehicle or as a home gym or office.

Private off-road parking for 2 or more vehicles.

The low-maintenance exterior is complemented by a sunny terrace, swimming pool, and a summer kitchen, perfect for enjoying the warm Mediterranean climate.

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 habitation: EUR

NOTES

DESCRIPTION

Move straight in and start enjoying life in the sunny South of France.

Located in a quiet village, with all amenities within walking distance, close to Perpignan, the A9 autoroute with access to Spain, and just a 25-minute drive to the beaches of Argelès-sur-Mer.

This lovely detached villa, built in 2022 (RT2012), sits on a plot of 650 m².

Open-plan living area of 55 m², with a fully fitted and equipped kitchen (dishwasher, induction hob, oven), featuring a modern design and high-quality materials. The dual aspect living area has sliding doors opening out onto the pool area at the front and a terrace at the rear. There's a feature wood-burning stove for cozy winter evenings and full central air-conditioning for year-round comfort.

The villa comprises 3 bedrooms, each 12 m² (one with an en-suite shower room), a separate bathroom, and 2 WC.

Pool of 6.5m x 3.5m with decking.

Summer kitchen and technical room.

Garage with electric door, fully tiled and insulated, ideal for vehicles or as a home gym, workshop, or additional storage.

Fully fenced exterior with a tiled terrace and astro turf garden for low-maintenance outdoor living.

Power points and water connections are available for the installation of a hot tub if desired.

Private off-road parking spaces.

House Benefits:

Central air-conditioning with thermostat control.

Double-glazed windows for added insulation.

Electric roller shutters for security and convenience.

Thermodynamic water heater for energy efficiency.

Fiber optic internet points.

10-year decennial guarantee on the property.

Economical AA energy rating, reducing running costs.

Low-maintenance astro turf exterior and exterior