

Immaculate single-storey villa with garage and large garden.



## INFORMATION

Town:	Caudiès-de-Fenouillèdes
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	182 m <sup>2</sup>
Plot Size:	3440 m <sup>2</sup>

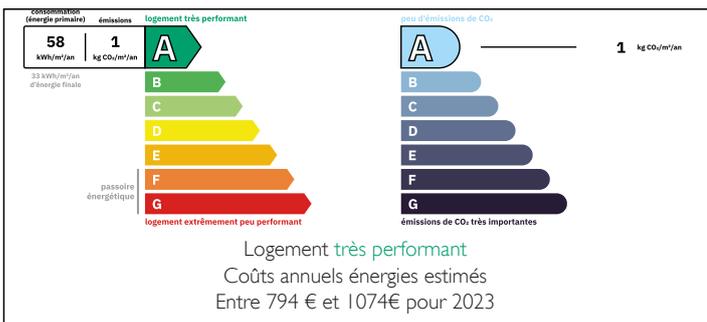


## IN BRIEF

Beautiful villa with a stunning modern interior, conveniently built on one level. On a large plot of 3440m<sup>2</sup>, there is plenty of space to enjoy the endless sunny days in this lovely region.

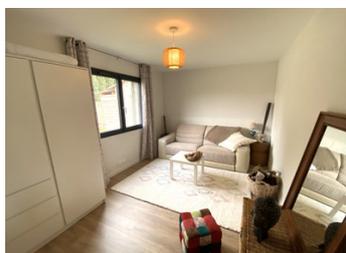


## ENERGY - DPE



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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

Single-storey villas are not easy to find, let alone one of this quality! Passing through the entrance hall, you are immediately struck by the size and charm of the 65m<sup>2</sup> living room, dining area and open-plan kitchen. Despite the size of the room, the large enclosed fireplace and wooden floor give the whole area a cosy and inviting feel.

The quality of the fixtures and fittings is immediately apparent - the doors leading out to the large terrace are not double, but triple glazed and the reversible air-conditioning (which also provides heat in winter) is delivered via discreet ceiling vents throughout the whole house.

The fitted and equipped kitchen is of an equally high quality, with a beautiful ceramic worktop. And as if that isn't enough, there is also a well-equipped overflow kitchen beside it, providing additional space for food preparation and storage.

All four of the bedrooms are a good size, being over 13m<sup>2</sup>, and the master suite comprises a 16m<sup>2</sup> bedroom with sliding doors onto the terrace, a large bathroom with jacuzzi bathtub and walk-in shower plus a walk-in wardrobe.

The windows are all equipped with electric rolling shutters, and the owners don't need to pay for their electricity, thanks to the solar panels on the roof and the extremely energy-efficient thermodynamic water heater!

The exterior space, 3440m<sup>2</sup> of flat land, is a great sized garden. There is more than enough room to do as much gardening as you like and for...

## LOCAL TAXES

**Taxe foncière:** 1500 EUR

**Taxe habitation:** EUR

## NOTES