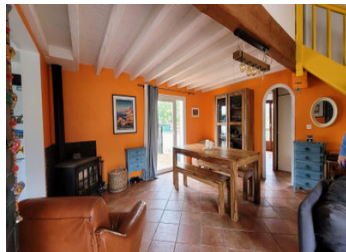


Large detached 4 bedroom family home with 3 independent gites and pool on large private plot. 20km to the sea



INFORMATION

Town:	Villelongue-dels-Monts
Department:	Pyrénées-Orientales
Bed:	7
Bath:	4
Floor:	220 m2
Plot Size:	1881 m2

IN BRIEF

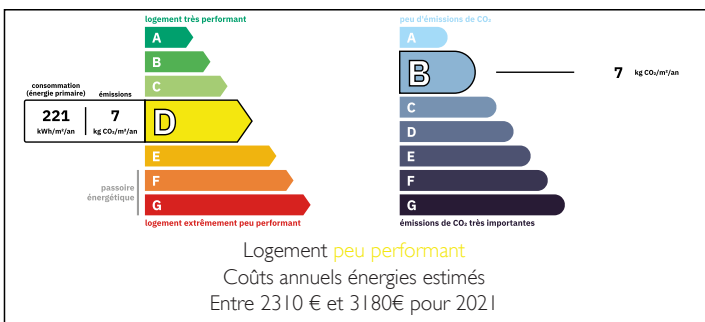
Located in the traditional village of Villelongue-dels-Monts, close to Laroque-des-Albères, Le Boulou, and Céret, this spacious detached villa with 3 apartments and a pool offers a great opportunity for rental investment or as a family home.

The main villa features a large, bright living room, a functional, fully-equipped kitchen, and a pleasant terrace with stunning views of the Albères mountain range. It also includes four bedrooms, two of which are mezzanine-style, a bathroom, and separate toilets, providing a comfortable and practical living space.

In addition to the main villa, the property includes two independent one bedroom apartments and a studio, each offering excellent rental potential due to their independent layout and peaceful setting.

The entire property sits on a landscaped plot of over 1800 m², complete with a large private pool, offering complete privacy.

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

Villelongue-dels-Monts is just a 20-minute drive from Perpignan, with its airport and TGV train station, and equally close to Spain and the coast. This charming traditional village offers basic amenities and is only a short distance from larger towns.

Main House (accessed from street level):

Entrance to a grand open-plan living area, a bright and airy space featuring exposed beams and high ceilings, which leads to a large terrace offering stunning views across the Alberes mountain range.

Fully fitted and equipped kitchen.

Two bedrooms, both with Juliette balconies and lovely views.

Bathroom with shower, bathtub, sink, and WC.

Separate WC.

Storage room.

Mezzanine Level 1:

Staircase leading to Bedroom 3.

Mezzanine Level 2:

Bespoke ladder steps leading from the living area to Bedroom 4.

Garden Level (Lower Level):

Independent access to:

Gîte 1: Fitted kitchen, open-plan living area, bathroom, and bedroom.

Gîte 2: Fitted kitchen, open-plan living area, bathroom, and bedroom.

Gîte 3: Studio with a fitted kitchen, bathroom, and partial separation for the bedroom area.

Exterior:

Pool in a fenced area.

Barbecue area.

Private Mediterranean-style planted gardens.

Parking for several vehicles on a gated driveway.

Additional Features:

Wood burner in the lounge.

Electric radiators.

LOCAL TAXES

Taxe foncière: 2464 EUR

Taxe habitation: EUR

NOTES