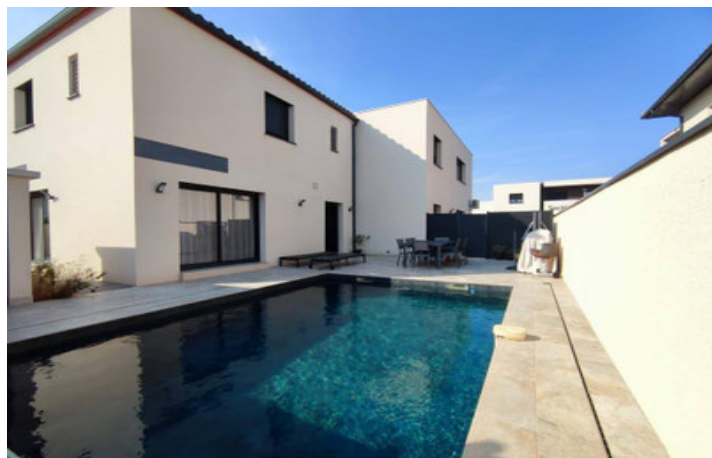
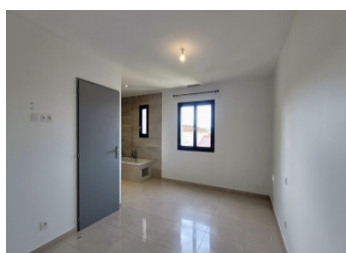
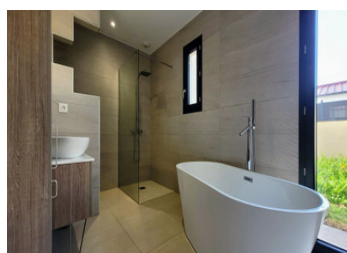
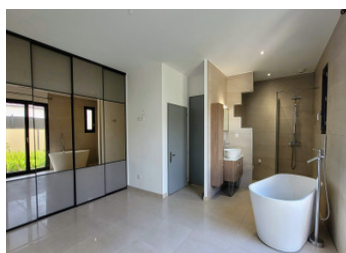
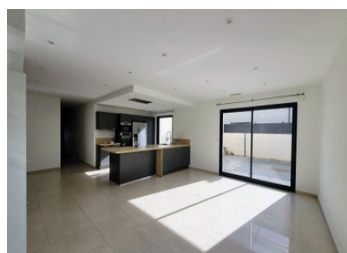


VILLA (166m2) with 4 en suite bedrooms, garage and pool, plus 2 apartments/rental units (67m2 + 46m2)



## INFORMATION

Town:	Villeneuve-de-la-Raho
Department:	Pyrénées-Orientales
Bed:	4
Bath:	4
Floor:	273 m2
Plot Size:	532 m2



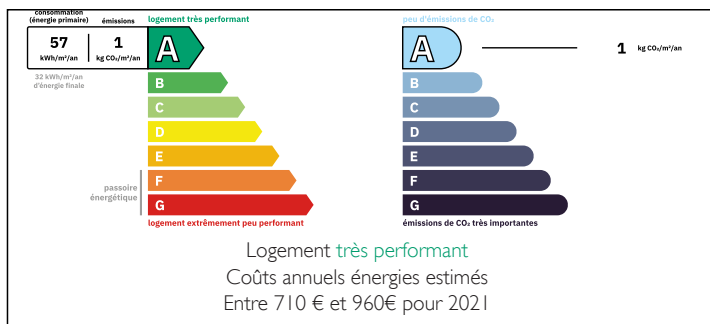
## IN BRIEF

Property located in Villeneuve-de-la-Raho, near Perpignan and the lake, in a highly sought-after area. Three-sided villa of 166 m<sup>2</sup> with swimming pool, 53 m<sup>2</sup> garage, 4 en-suite bedrooms, an office, and high-end features (ducted air conditioning, wood-burning insert, heat pump, solar water heater, etc.)

T3 apartment/office of 67.30 m<sup>2</sup> with a 53 m<sup>2</sup> terrace

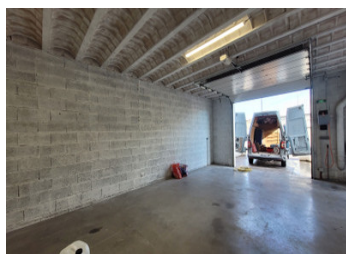
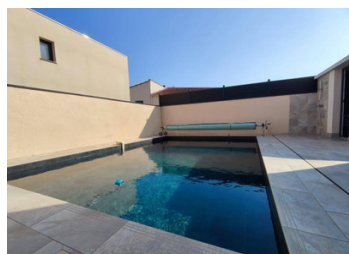
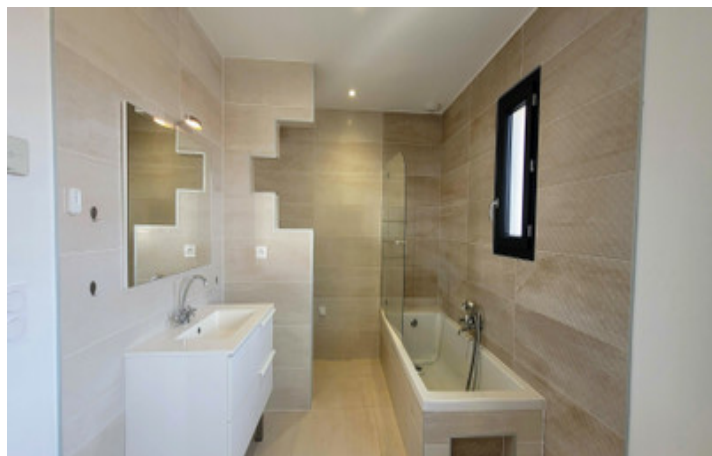
T2 apartment/office of 46.52 m<sup>2</sup> on the ground floor  
The entire property is sold occupied, (subject to possible termination by the tenants)

## 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: 5615 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Located in Villeneuve-de-la-Raho, a charming and sought-after village known for its peaceful lifestyle, scenic lake, and close proximity to both Perpignan and the Mediterranean beaches, this property offers a rare and complete investment opportunity—combining high-quality living with strong rental income.

Property Composition:

Three-sided villa (166 m<sup>2</sup>)

Two fully equipped professional apartments:

T3 / Office (67.30 m<sup>2</sup>)

T2 / Office (46.52 m<sup>2</sup>)

1) The Villa (166 m<sup>2</sup> of living space)

A beautiful contemporary villa offering high-end features, a swimming pool, and a large garage (53 m<sup>2</sup>).

Ground floor:

Spacious, bright living area with open-plan kitchen/living/dining room, wood-burning insert, and direct access to the garden and pool

Master suite with bathroom/shower, toilet, and walk-in closet

Attached 53 m<sup>2</sup> garage

Upper floor:

Three en-suite bedrooms, each with Italian-style showers and walk-in closets

Office with a private 9 m<sup>2</sup> terrace

High-end amenities:

Ducted air conditioning