

Stunning Modern Villa with Expansive Land and excellent Views



INFORMATION

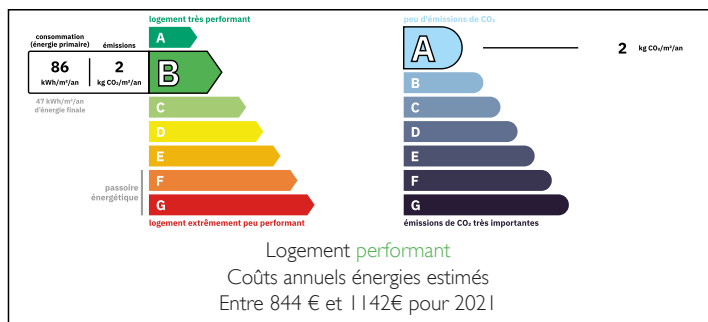
Town:	Montauriol
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	12000 m2

IN BRIEF

This beautifully renovated detached three-bedroom villa offers a perfect blend of modern comfort and countryside charm. Nestled on a 12,000m² plot, the property is just 15 minutes from the lively market town of Thuir, with its restaurants, cafés, and amenities, and only 25 minutes from Perpignan, a cultural hub with an international airport and TGV train connections.



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

The villa has been transformed into a bright and spacious open-plan living space of over 50m². Large French doors open onto a sun-drenched terrace, offering breathtaking views of the surrounding countryside and the iconic Mont Canigou. The fully equipped modern kitchen seamlessly integrates with the living area, creating an inviting space.

The home features three beautiful bedrooms, two of which include generous mezzanine spaces with Velux windows. One is currently used as a cosy sleeping area, while the other serves as an office. The property also includes two bathrooms and two separate toilets, ensuring convenience and comfort. Outside, the lush garden area includes small outbuildings, a dedicated vegetable garden with easy water access, and ample private parking. The spacious garage accommodates two vehicles, while an integrated storage and workshop area with built-in cupboards provides additional organization. A dedicated wine cellar offers the perfect space for storing your collection.

Set in a tranquil setting on the outskirts of Montauriol with views, this exceptional home is ideal for those seeking both modern convenience and a peaceful lifestyle in the south of France.

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