

Beautiful 3-bedroom villa with heated pool, near to the lake and 15 minutes from the beach



## INFORMATION

Town:	Villeneuve-de-la-Raho
Department:	Pyrénées-Orientales
Bed:	3
Bath:	4
Floor:	160 m <sup>2</sup>
Plot Size:	372 m <sup>2</sup>



## IN BRIEF

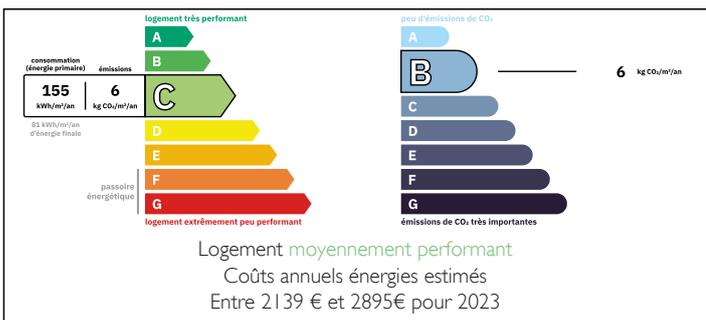
This lovely 3-bedroom villa has a great outside space with heated pool, is ideally situated near the beautiful lake of Villeneuve-de-la-Raho and is just a 15 minute drive to the beach!

The 3 large bedrooms all have ensuite facilities - great for your guests and an invaluable feature if you're looking to earn some short-term rental income. 2 bedrooms also have balconies to sit out on.

The ground floor comprises a large living room with double-height ceiling plus dining area, with a cosy Godin fireplace. 3 arched French doors lead out to the pool, BBQ terrace and garden. The spacious fully fitted and equipped kitchen also leads straight outside, perfect for al fresco dining! A shower room with WC and a utility room are practical additions to this level.

Close to local amenities, this is a superb property in...

## 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

Situated close to the centre of the lakeside village of Villeneuve-de-la-Raho, this villa is as comfortable and spacious inside as it is outside.

Ground floor:

An entrance hall leads to the spacious, light living room/dining area (58m<sup>2</sup>)

The Godin fireplace disperses heat via a convector system, and year-round comfort is assured by the reversible air conditioning.

Kitchen (15m<sup>2</sup>), fully fitted and equipped, leading out to the BBQ terrace.

Shower room with WC (4m<sup>2</sup>)

Utility room (8m<sup>2</sup>)

First floor:

A large mezzanine area overlooks the living room. The current owners use this as an office area, and part of it could be segregated to form an additional bedroom with its own balcony.

Bedroom 1 (18m<sup>2</sup>) with balcony from which you can see the Albères mountains. It has an ensuite shower room with WC (4m<sup>2</sup>).

Bedroom 2 (12m<sup>2</sup>) with attached sitting area (5m<sup>2</sup>), balcony and ensuite shower room with WC (4m<sup>2</sup>).

Bedroom 3 (11m<sup>2</sup>) with ensuite bathroom (6m<sup>2</sup>) and WC.

## LOCAL TAXES

**Taxe foncière: 1950 EUR**

**Taxe habitation: EUR**

## NOTES

The property is double-glazed throughout.

Outside is made for both relaxing and entertaining, with its heated pool and large BBQ terrace. The front garden is easily manageable, but great if you enjoy a bit of gardening, and there's something very satisfying about picking a lemon from your own tree for your evening drinks!

The automatic gate makes off-street parking easy.

Properties in this area are always highly sought-after and this one is something special.

In good condition inside and out, you can start enjoying it from day one so contact us now to come and see for yourself!