

Beautiful spacious 3-bedroom villa with pool, near to the lake



INFORMATION

Town:	Villeneuve-de-la-Raho
Department:	Pyrénées-Orientales
Bed:	3
Bath:	4
Floor:	160 m2
Plot Size:	372 m2

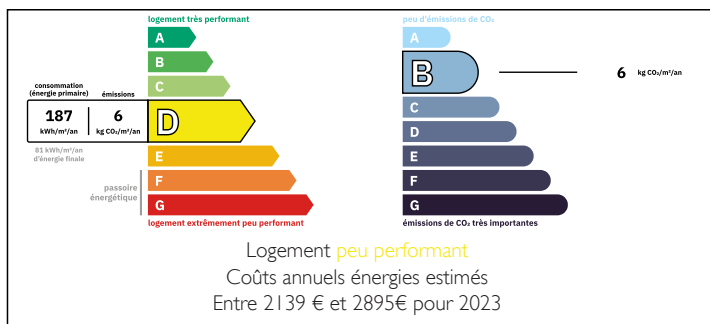
IN BRIEF

Do you want to make the most of the 300+ days of annual sunshine in this amazing area? Not only does this lovely 3-bedroom villa have a great outside space with heated pool, it's ideally situated near the beautiful lake of Villeneuve-de-la-Raho and just a 15 minute drive to the beach!

The ground floor comprises a large living room with double-height ceiling plus dining area, with 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.

Upstairs, the 3 large bedrooms all have ensuite facilities - great for your guests and an invaluable feature if you're looking to attract some short-term rental...

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.



LOCAL TAXES

Taxe foncière: 1950 EUR

Taxe habitation: EUR

NOTES

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 (58m²)

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

Kitchen (15m²), fully fitted and equipped, leading out to the BBQ terrace.

Shower room with WC (4m²)

Utility room (8m²)

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 a small bedroom with its own balcony.

Bedroom 1 (18m²) with balcony from which you can see the Albères mountains. It has an ensuite shower room with WC (4m²).

Bedroom 2 (12m²) with attached sitting area (5m²), balcony and ensuite shower room with WC (4m²).

Bedroom 3 (11m²) with ensuite bathroom (6m²) and WC.

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!