

Stunning Vallespir views from this charming 3-bedroom villa on a large 4000m2 terraced plot with a pool



INFORMATION

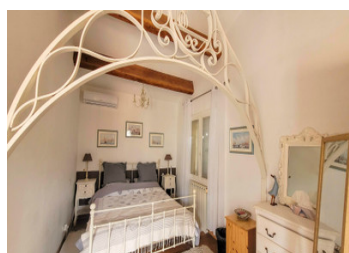
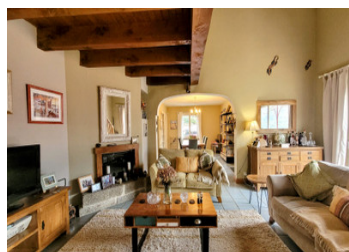
Town:	Arles-sur-Tech
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	4000 m2

IN BRIEF

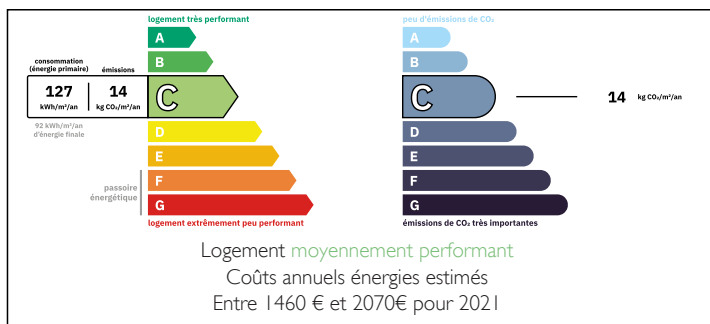
Arles-sur-Tech is a charming town nestled in the heart of the Vallespir region. Surrounded by lush landscapes and mountains, this small town offers an ideal setting for nature lovers and hiking enthusiasts. It is conveniently located just 45 minutes from Perpignan and the sea.

This 125 m² home features, on the ground floor, a beautiful living area comprising a 29 m² lounge and a 19 m² dining room, as well as a kitchen and a restroom. Upstairs, you will find a master suite with a bathroom, a second bedroom, and a duplex studio.

A garage, a cellar, and a swimming pool complete the property. The terraced land of around 4.000m2 allows you to enjoy a stunning view of the Vallespir.



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: 1714 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This charming villa built around 1970's is located at the end of a no through road, a 15 min walk into the village of Arles sur Tech which has all essential amenities.

45 minute drive to Perpignan with airport and TGV train station, 45 minutes to the sea and 1 hr Girona airport.

The private gated driveway brings you to the front garden area..

Ground floor :

Entrance hallway

Kitchen fitted and equipped (9m2)

Open plan living area with patio doors and view over garden towards mountains beyond

Lounge with woodburner and double height ceiling (29m2)

Dining area (19m2)

wc

access to garage and cellar (16m2)

1st floor

staircase to master bedroom, with feature ironwork, walkin shower, sink, wc,

storage

terrasse

1st floor

seperate staircase to bedroom 2

access to rear terrasse

Studio

access from lounge or exterior to ground floor bathroom and storage

seperate steps to bedroom 3

Exterior

Circular swimming pool

Storage sheds

Terrasse

Terraced plot overlooking the Vallespir