

## 3-bedroom villa with panoramic Vallespir views, pool, terraced grounds, garage, peaceful location



## INFORMATION

Town:	Arles-sur-Tech
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	125 m <sup>2</sup>
Plot Size:	4000 m <sup>2</sup>

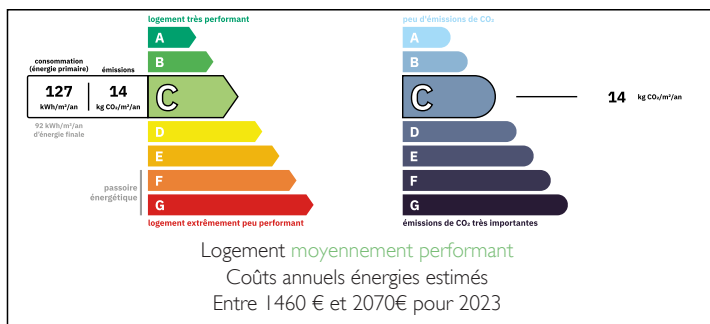
## IN BRIEF

Ideally located on the edge of the charming village of Arles-sur-Tech in the Vallespir valley, this property offers a peaceful lifestyle with stunning open views over the surrounding mountains. Perfect for nature lovers, yet only 45 minutes from Perpignan and the Mediterranean coast.

The house, approx. 125 m<sup>2</sup> of living space, features bright and spacious living areas on the ground floor, including a lounge, dining room, kitchen, and WC. Upstairs, there is a master suite with bathroom, a second bedroom, and a duplex studio, ideal for guests or independent living.

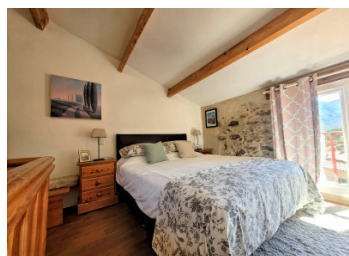
Set on approx. 4,000 m<sup>2</sup> of terraced land, the property is easy to enjoy and showcases the beautiful views. A swimming pool, garage, and cellar complete this ideal permanent or holiday residence

## 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

This charming 1970s villa enjoys a privileged setting at the end of a peaceful no-through road, just a 15-minute walk from the vibrant village of Arles-sur-Tech, offering all essential amenities. Ideally located, it is only 45 minutes from Perpignan (airport and TGV station), 45 minutes from the Mediterranean coast, and 1 hour from Girona airport.

A private gated driveway leads you into the welcoming front garden, setting the tone for this tranquil property.

Ground floor:

Entrance hallway

Fully fitted and equipped kitchen (9 m<sup>2</sup>)

Spacious open-plan living area with patio doors opening onto the garden and stunning mountain views

Lounge with wood burner and impressive double-height ceiling (29 m<sup>2</sup>)

Dining area (19 m<sup>2</sup>)

WC

Direct access to garage and cellar (16 m<sup>2</sup>)

First floor:

Staircase leading to the master bedroom featuring decorative ironwork, walk-in shower, sink, WC, storage, and private terrace

Separate staircase leading to bedroom 2 with access to the rear terrace

Studio:

Independent access from the lounge or exterior, including ground floor bathroom and storage, with separate steps leading to bedroom 3 — ideal for guests or rental potential

Exterior:

Circular swimming pool

Storage sheds

## LOCAL TAXES

Taxe foncière: 1714 EUR

Taxe habitation: EUR

## NOTES