

## HIDDEN GEM Charming 2 bed house, with panoramic views, garage, Mediterranean garden, 20 mins sea and Perpignan



## INFORMATION

Town:	Villelongue-dels-Monts
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	128 m2
Plot Size:	1131 m2



## IN BRIEF

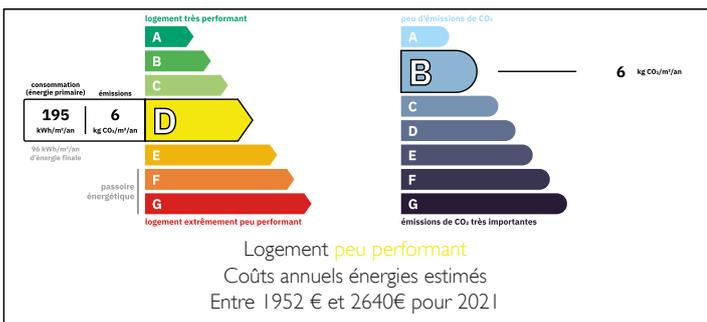
Tucked away on a peaceful residential road, this charming property offers complete privacy and breathtaking views over the Albères and Corbières mountains, with a sea view on the horizon.

Just 20 min drive to the sea or Perpignan with TGV train station and airport, close to the A9 with easy access to Spain.

This house of 128m2 features a spacious L-shaped living area, a modern fully-equipped kitchen, two bedrooms and two bathrooms (one of each conveniently located on the ground floor), as well as a garage and a cellar. Nestled within a beautifully landscaped plot of over 1100m2 with Mediterranean garden, the home enjoys sunny terraces and a truly secluded atmosphere.

Perfect as a permanent residence or holiday retreat, with excellent rental potential.

## 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 on the edge of a sought-after village with essential amenities, and just a short drive from both Laroque-des-Albères and Céret, this property enjoys a peaceful hillside location on a quiet residential road.

The house offers approximately 128m<sup>2</sup> of comfortable living space, arranged as follows:

### Ground Floor:

Entrance leading into a spacious lounge (35m<sup>2</sup>) with a pellet-burning stove  
Dining area (15m<sup>2</sup>) forming an L-shaped open plan with the lounge, both with patio doors opening onto the garden  
Modern fitted and fully equipped kitchen (14m<sup>2</sup>) with direct access to the rear terrace and summer kitchen  
Bathroom with bathtub  
Separate WC  
Bedroom 1 (16m<sup>2</sup>) with built-in wardrobes

### First Floor:

Landing/hallway  
Bedroom 2 (20m<sup>2</sup> floor area) with storage and access to an upper terrace offering stunning panoramic views  
Bathroom

### Exterior:

Plot of over 1110m<sup>2</sup>  
Large garage (30m<sup>2</sup>) and a cave (storage cellar)  
Driveway with electric gates and ample parking for several vehicles

Beautifully terraced garden with mature Mediterranean planting, private and not overlooked

### Additional Features:

Reversible air conditioning  
Double glazing throughout  
Pellet stove for efficient heating

## LOCAL TAXES

Taxe foncière:	1300 EUR
Taxe habitation:	EUR

## NOTES