

Stunning private south facing 5 bed detached house with pool



INFORMATION

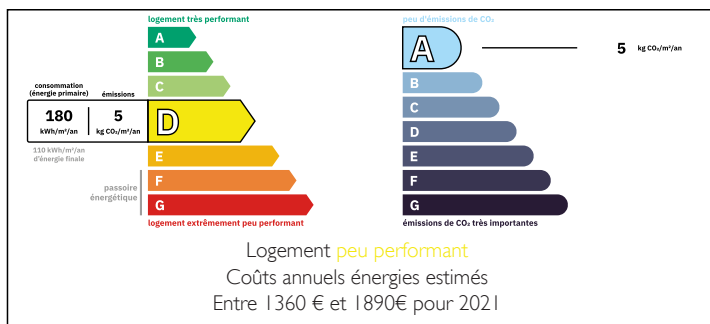
Town:	Maureillas-las-Illas
Department:	Pyrénées-Orientales
Bed:	5
Bath:	3
Floor:	170 m2
Plot Size:	1240 m2



IN BRIEF

Beautifully located in a quiet semi-rural location, yet just minutes away from the lovely village of Maureillas and all its amenities, this beautiful 5 bedroom detached house offers a perfect blend of modern comfort and tranquil living. With spacious open-plan living and outdoor amenities, it provides an exceptional opportunity for family or holiday living.

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: 2228 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located just off a quiet residential street, the private gated driveway brings you to the large front terrace with a double garage (31m²) and covered car port, providing ample parking.

The ground floor of the property is beautifully bright and airy and offers:

- a large open plan living / dining area (40m²)
- 1 x recently refurbished kitchen (9m²)
- 1 x fabulous master bedroom (14m²) with patio doors to the terrace and an ensuite bath/shower/wc (6m²)
- 3 x bedrooms (10m², 11m², 11m²)
- 1 x bathroom (6m²) and separate toilet
- 1 x utility area (4m²)

Two double patio doors lead from the living area onto the stunning south facing private terrace with swimming pool (10x5), summer kitchen, beautifully planted wrap around garden and views of the Alberes, providing a perfect environment for outdoor living.

The stairs from the living area lead up to the master bedroom suite comprising of:

- 1 x master bedroom (13m²) with beautiful views of the garden and mountains
- 1 x walk-in wardrobe / dressing room (4m²)
- 1 x bath/shower room (7m²) and separate toilet

With double glazing and electric radiators throughout, a newly installed log burner and high-quality hemp wool insulation, a comfortable year-round living environment is also ensured.

Situated only 10 mins from the beautiful historic town of Ceret, 30 mins from the centre of Perpignan, 30 mins from the nearest beaches and an hour from the closest ski slopes, this outstanding property will appeal to both permanent residents and second-home owners alike.

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