

Charming Detached 4 Bedroom Villa with Mature Garden, Summer Kitchen, and Garage

EXCLUSIVE



INFORMATION

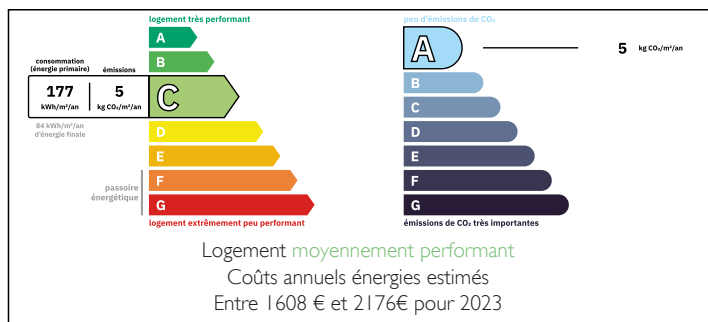
Town:	Rodès
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	400 m2

IN BRIEF

Located in the picturesque village of Rodes, near Vinça and its scenic lake and local amenities, this delightful detached villa offers a peaceful setting with views toward Mount Canigou.



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 habitation: EUR

NOTES

DESCRIPTION

The property is set within a beautifully maintained, mature garden. A charming path guides you through to the entrance of the home. On the first floor, you'll find a fully fitted modern kitchen with French doors opening onto a covered terrace. The spacious, open-plan living room features a stylish insert wood burner and direct access to a covered summer kitchen, complete with a dining area and dedicated BBQ space, all of which open out to the serene garden.

This level also includes two bright and airy bedrooms and a family shower room with WC.

Upstairs, the top floor boasts two additional bedrooms, both with direct access to a sunny terrace offering views. This floor is further complemented by a well-appointed bathroom.

The landscaped garden is meticulously kept, and the property includes a large underfloor garage with electric doors, a workshop, and additional storage space. Eco-conscious buyers will appreciate the photovoltaic solar panels, providing energy for self-consumption as well as resale to the grid.

This is a wonderful opportunity to own a well-equipped, move-in ready home in a sought-after location with character, comfort, and sustainability.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>