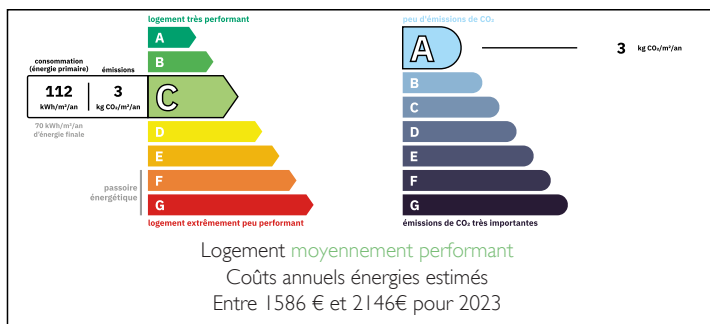


Superb 5-bedroom villa with swimming pool, sensational views and open-air theatre!



## ENERGY - DPE



## INFORMATION

Town:	Le Boulou
Department:	Pyrénées-Orientales
Bed:	5
Bath:	3
Floor:	217 m2
Plot Size:	3600 m2

## IN BRIEF

Tucked into the sun-drenched foothills of the Pyrenees, this amazing villa is for those who enjoy the finer things in life! The stunning views stretch across the hills to the iconic Mount Canigou - a breathtaking backdrop to this elegant home.

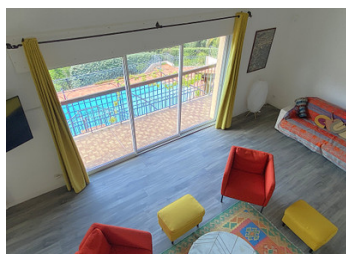
In excellent condition, the villa has reversible air conditioning throughout. There are 5 spacious bedrooms, perfect for family and guests, along with 3 bathrooms. The living room with fireplace is warm and inviting, overlooked by the huge open-plan kitchen.

Outside, the property boasts 3,600m<sup>2</sup> of fully enclosed, well-kept illuminated grounds. The large heated swimming pool, along with the superbly equipped summer kitchen and bar, make outdoor dining and entertaining a joy.

What truly sets this home apart, however, is its unique open-air theatre - a stylish and imaginative space that adds a touch of artistic soul. Whether used for intimate...

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: 1960 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The villa comprises:

A spacious and inviting entrance hall (11m<sup>2</sup>)

Bedroom 1 (11m<sup>2</sup>) with view over the surrounding hillsides and Mount Canigou

Bedroom 2 (11m<sup>2</sup>)

Bathroom (5.5m<sup>2</sup>) with bath, double basin and bidet WC (1.5m<sup>2</sup>)

A very large open-plan kitchen/dining area (26m<sup>2</sup>)

Living room (35m<sup>2</sup>) with fireplace, fantastic views and French windows leading out to the balcony

The huge Master Suite (42m<sup>2</sup>), comprising the large bedroom 3 with French windows leading out to the balcony, an open area which is currently used as office space, shower room + WC and a walk-in wardrobe

Bedroom 4 (18m<sup>2</sup>) and Bedroom 5 (13m<sup>2</sup>) both have French windows leading directly out to the terrace which overlooks the gorgeous swimming pool

An extremely useful shower room + WC (10.5m<sup>2</sup>) has direct access from the terrace and swimming pool area, so wet feet don't need to traipse through the house! This room can also be used as a utility room. An adjoining storage area (8m<sup>2</sup>) is also a practical space, and could be a great wine cellar for the countless local varieties!

The fitted and equipped summer kitchen (8m<sup>2</sup>) is of a very high quality and is perfectly positioned to allow the chef to gaze out over the terrace, swimming pool and surrounding views.

The garage (21m<sup>2</sup>) has an automatic door and an additional 5m<sup>2</sup> of storage space on the side. If you prefer, a separate automatic gate allows you to drive directly down to the level of the terrace and the swimming pool.

In the grounds, a wooden hut can...