

4-bedroom villa in excellent condition with breath-taking views – Les Chartreuses du Boulou



INFORMATION

Town:	Le Boulou
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	142 m2
Plot Size:	1500 m2



IN BRIEF

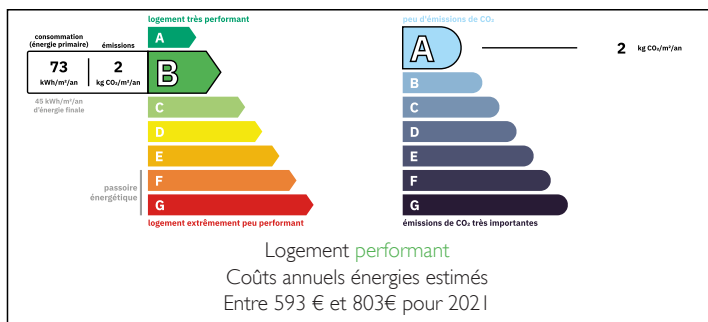
If you're looking for a beautifully maintained villa which is ready to move into, then this one could be perfect!

In an enviable elevated position, the 2 large front terraces benefit from stunning views of the surrounding countryside and villages, with a spectacular mountain backdrop. The property is designed for making the most of the open air, with plenty of terraced land at the front, beautifully landscaped terraces at the side and a barbecue patio at the rear

The open-plan kitchen and dining area share those incredible views with direct access outside. The classy, recently added living room guarantees year-round comfort with its air conditioning and stylish wood-burner.

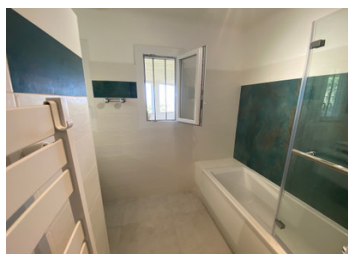
The master suite boasts a large bedroom with ensuite shower room, an office area and walk-in wardrobe. Downstairs, the 3 other good sized bedrooms provide plenty of room for family and

ENERGY - DPE



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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: 1400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This superb, ready to move into 4-bedroom villa with exceptional views would be perfect as a permanent residence or a holiday home.

It comprises:

- Master suite with bedroom (13m²), ensuite shower room with WC (3m²), office (9m²) and walk-in wardrobe (3m²)
- Fully fitted and equipped kitchen (13.5m²), open-plan to the dining area (16m²). These have superb views and lead directly out to the terrace.
- Newly built living room (33m²) with wood burner
- Bedroom 2 (15m²)
- Bedroom 3 (11m²)
- Bathroom (6m²)
- Bedroom 4 (11m²)
- Huge utility room (30m²) including a 2000 litre water tank with pump for irrigation of the land, plus a modern thermodynamic water heater.
- Another 2000 litre water tank is underneath this room
- Wine cellar (9m²)

The property boasts reversible air conditioning throughout and its 8 photovoltaic panels generate enough electricity to sell back to EDF!

The facade is in good condition and has been recently painted.

The quality of this villa, inside and out, is a cut above what you'll see elsewhere, so come and visit while it's still available!

Co-owned building of 1 units
Provisional annual charges: 125€
