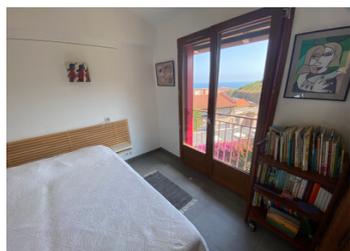


Immaculate prestige house in Collioure with independent apartment, sea view, garden and double garage

EXCLUSIVE



INFORMATION

Town:	Collioure
Department:	Pyrénées-Orientales
Bed:	4
Bath:	4
Floor:	260 m ²
Plot Size:	850 m ²

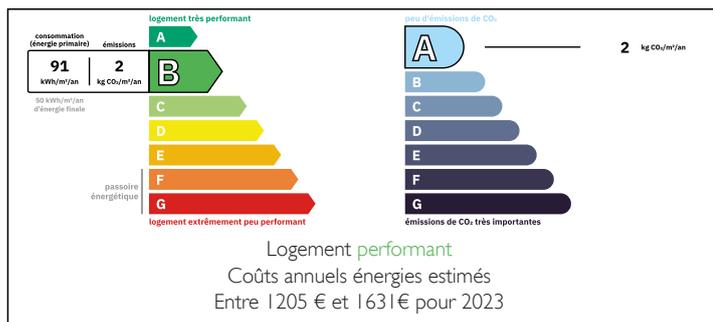
IN BRIEF

This exceptional property is in beautiful Collioure, the 'Jewel in the Crown' of the Côte Vermeille. In immaculate condition, it is set in gorgeous landscaped gardens, just a short walk from the beach. The main house comprises 3 spacious bedrooms, each with ensuite shower rooms. The immense ground floor living room has a pristine open kitchen and superb sun terrace with sea views. The upper floor comprises an equally large living space, perfect for guests who cherish privacy and independence, with a large balcony to sit and enjoy those sea views.

The independent apartment is of equally high quality and boasts its own terrace, as well as direct access to the beautiful garden. The large double garage makes for stress-free parking, whatever the time of year.

Collioure has a thriving, lucrative holiday rental market, and if you're looking to maximise...

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: 3200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In the highly sought-after town of Collioure, considered by many as the prettiest town on the Mediterranean coast, this prestige property really is something special. It comprises a main house, comprising 3 very large bedrooms, each with its own ensuite facilities. Perched above the beautiful landscaped garden, it enjoys sea views from the property itself and from its sunny terraces. The equally luxurious independent studio apartment boasts its own sun terrace and direct access to the garden, and the large double garage makes parking a breeze, even in the summer months. The main house is equipped with reversible air conditioning and under-floor heating, so year-round comfort is guaranteed! It comprises:

On the ground floor :

- Very large living room with dining area and open-plan kitchen (60m²). This leads directly to a large sunny terrace (25m²) as well as its own balcony (2m²), both of which have sea views and overlook the garden. The living room has a stylish and cosy wood burner.
- Large bedroom with study area (26m²)
- Modern ensuite shower room with WC (6m²)
- Utility room (7m²)
- WC (3m²)

On the first floor :

- Large living room with dining area (36m²) and stylish and cosy wood burner. The adjoining balcony (2m²) overlooks the garden and has a sea view.
- Bedroom 2 (22m²) with its own sunny, south-facing terrace (4m²)
- Ensuite shower room with WC (5m²)
- Bedroom 3 (19m²) with sea view
- Ensuite shower room with WC (7m²)

On the garden level:

- Room 1 which can be used...