

Beautifully presented south facing villa with garden, plunge pool and river frontage. 5 beds 2 bath & garage.



INFORMATION

Town:	Arles-sur-Tech
Department:	Pyrénées-Orientales
Bed:	5
Bath:	2
Floor:	170 m ²
Plot Size:	810 m ²

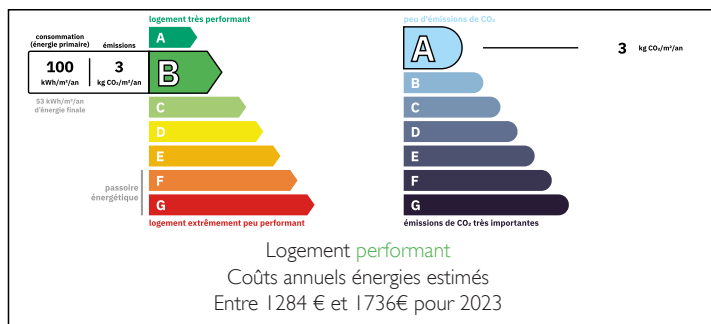


IN BRIEF

Set in a secure and peaceful location, 5 minutes drive from amenities, this charming villa features five bedrooms and two bathrooms providing ample space for family and guests. Outside a well-maintained garden and outdoor living area, with a summer kitchen, leads to a plunge pool and then to an extensive river frontage suitable for leisure use. Recently renovated to a high standard the property has air-conditioning in each room and automatic shutters (remote control via wifi).

The property is supplied by mains water and also by a well.

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: 2203 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

At the end of a short cul-de-sac this private property is accessed via a shady paved terrace and electric gates.

Ground floor

Front door leading to entrance hall (3,2m x 3,2m max) with storage cupboard and WC (1,5m x 1m)

- door to spacious and bright dining/living area (7,7m x 8,4m) with wood burning stove and doors to bedrooms 1 and 2. Living area. with patio doors to south-facing terrace.

- Bedroom 1 (3,3m x 3,3m) with window to south and access to:

- Ensuite bathroom (3,2m x 1,9m) with large walk-in shower, bathtub, WC and double washstand

Door from dining area to:

- Bedroom 2 (3,8m x 3,3m) with window to rear and wash stand

Door from entrance hall to:

- Kitchen (3,3m x 4,1m) fully fitted wall and floor units with eye-level Bosch oven, and halogen hob. Door to :

- utility room (3,2m x 2,6m) with plumbing for dishwasher, washing machine. Electrical boxes and heating controls

Door from kitchen to garden and outdoor kitchen

First floor

Stairs from entrance hall to first floor landing (3,8m x 3,2m max) with storage cupboard and doors to:

-Bedroom 3 (3,8m x 2,6m) window to south and built-in wardrobe

-Bedroom 4 (3,6m x 3,8m) window to south and built-in wardrobe

-Bedroom 5 (3,6m x 3,8m) window to side and built-in wardrobe

-WC (1,6m x 1m)

- Shower room (1,7m x 2,5m max) with walk-in shower and washstand

Double garage (11m x 4m) (with electric door and access to front and rear of the property.