

## Spacious 4 Bedroom Villa with Stunning Mountain Views, Large Terraces & Peaceful Surroundings



## INFORMATION

Town:	Le Boulou
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	142 m <sup>2</sup>
Plot Size:	1500 m <sup>2</sup>

## IN BRIEF

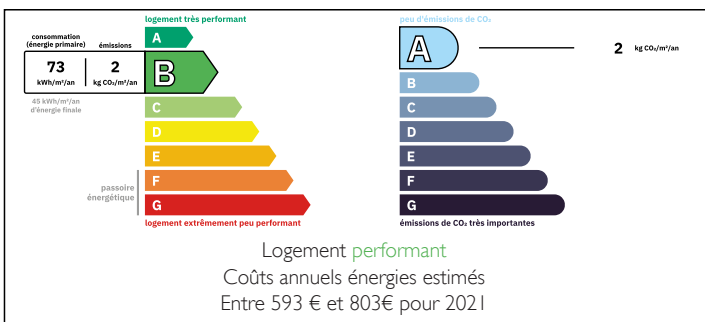
Located in Les Chartreuses, in an elevated position with countryside, village and mountain views, this 4-bedroom villa is just minutes from the shops and amenities of Le Boulou, with quick access to the A9 motorway and Spain.

Large terraces and landscaped outdoor areas provide a peaceful setting without isolation. The open-plan kitchen and dining area lead directly onto the terraces and views. The living room features reversible air conditioning and a wood-burning stove.

The master suite includes an ensuite shower room, office space and walk-in wardrobe. Three further bedrooms complete the house.

Features include reversible air conditioning, photovoltaic panels, thermodynamic water heater, recent tiling and a water recovery system for garden

## 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.



## DESCRIPTION

Located in Les Chartreuses, in a quiet residential area just minutes from the shops, restaurants and amenities of Le Boulou, with quick access to the A9 motorway and Spain.

4-bedroom villa with countryside, village and mountain views, large terraces and landscaped outdoor areas. Suitable as a main residence or holiday home.

The property comprises:

### Upper Level

Master bedroom (13m<sup>2</sup>) direct terrace access

Ensuite shower room with WC (3m<sup>2</sup>)

Office (9m<sup>2</sup>)

Walk-in wardrobe (3m<sup>2</sup>)

Fully fitted kitchen (13.5m<sup>2</sup>)

Dining area (16m<sup>2</sup>) direct terrace access

Living room (33m<sup>2</sup>) with wood-burning stove

### Lower Level

Bedroom 2 (15m<sup>2</sup>)

Bedroom 3 (11m<sup>2</sup>)

Bathroom (6m<sup>2</sup>)

Bedroom 4 (11m<sup>2</sup>)

Direct access to lower terrasse

Utility room (30m<sup>2</sup>) with 2000L water tank, irrigation pump and thermodynamic water heater

Second 2000L water tank underneath

Wine cellar (9m<sup>2</sup>)

Additional features:

Reversible air conditioning throughout

8 photovoltaic panels with electricity resale to EDF

Recently repainted facade

Recent tiling

Wood-burning stove

Water recovery system for garden irrigation

Move-in ready condition

\*If AI has been used to edit any photos, the original

## LOCAL TAXES

Taxe foncière:

1400 EUR

## NOTES