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Architect-designed Villa With Pool, Mature Garden, Views, Prades Area

Catllar , Pyrénées-Orientales , Occitanie



€619,000

inc. of agency fees

5 Beds

318 sqm

Nestled in a peaceful town in the heart of the Pyrénées-Orientales halfway between the beaches of the Mediterranean and Pyrénéan mountains, benefitting from a pleasant Mediterranean climate with mild...

At a Glance

Reference MFH-CB85049802

Near to Catllar

Price €619,000

Bed 5

Pool Yes

Hab.Space 318 sqm

Land Tax N/A

Property Description

Nestled in a peaceful town in the heart of the Pyrénées-Orientales halfway between the beaches of the Mediterranean and Pyrénéan mountains, benefitting from a pleasant Mediterranean climate with mild winters and hot, sunny summers... discover this spacious architect-designed villa with panoramic views overlooking the valley.

The villa is divided into two parts:

A ground floor apartment of 107m² offering two bedrooms, a bathroom, a semi-open kitchen giving on to the bright living room of 65m². On this same level there is the 55m² tiled garage, a storage room and a cellar.

Upstairs, the main accommodation offers 212m² of living space. The characterful arched entrance leads to the bright living room of 62m² with its large terrace of 25m². A kitchen and pantry area opens onto another terrace with outdoor summer kitchen and breathtaking panoramic views.

On this level we also find the master suite with an office space (which could also become a dressing room), a toilet, a bathroom with shower and a spacious bedroom opening on to the terrasse.

On the second floor there are two other bedrooms with mountain views, a shower room with toilet and an office.

The mature Mediterranean garden of 3400m² is fenced and has numerous fruit trees and vegetable garden area, all of which benefits from the town's irrigation channel.

There is also a heated 4x10m swimming pool overlooking the mountains plus parking spaces for several vehicles.

This spacious building can be suitable as a large home to welcome family and friend, for holiday lets, or for a gîte activity.

Summary

Property type:	Modern Villa
Bedrooms:	5
Price	€619,000

Key Information

Year Built:	1997
Internal Area:	318 sqm
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

Location: Occitanie



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