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## Superb Villa With Panoramic Views, Les Alberes

**Brouilla** , **Pyrénées-Orientales** , **Occitanie**



# €1,200,000

inc. of agency fees

3 Beds

240 sqm

Unique architect-designed villa with impressive volumes and energy efficient thanks to the use of geothermal energy for reversible underfloor heating and a thermodynamic water tank. The vast plot of...

### At a Glance

**Reference** MFH-CB85081196

**Near to** Brouilla

**Price** €1,200,000

**Bed** 3

**Pool** No

**Hab.Space** 240 sqm

**Land Tax** N/A

### Property Description

Unique architect-designed villa with impressive volumes and energy efficient thanks to the use of geothermal energy for reversible underfloor heating and a thermodynamic water tank.

The vast plot of approximately 3500m<sup>2</sup> is partly wooded and private. On the pool side, the Mediterranean

garden is easy to maintain thanks to a drip irrigation system and two wells.

The house consists on the ground floor of a spacious master suite with dressing room and bathroom with shower and bath; a laundry room, a large garage and a large living room with kitchen, lounge, dining room and TV lounge.

Upstairs are two other bedrooms with access to one of the terraces with panoramic views of the Albères, a bathroom, a WC and a large open office.

The advantages: very low energy consumption, possibility of extending the property, large car port, several terraces, major works still under the 10-year guarantee following numerous improvements, possibility of installing a pool...

Located in the village of Brouilla, a small central village in the plain located 15km from Perpignan, 15km from Cérét and 15km from Thuir and only 15 minutes from Argeles sur mer.

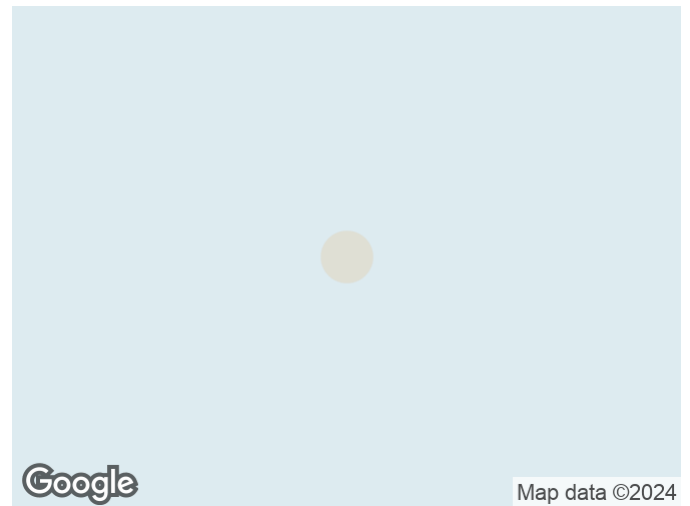
## Summary

|                |              |
|----------------|--------------|
| Property type: | Modern Villa |
| Bedrooms:      | 3            |
| Price          | €1,200,000   |

## Key Information

|                       |         |
|-----------------------|---------|
| Year Built:           | 2006    |
| Internal Area:        | 240 sqm |
| Number of Fireplaces: | 1       |
| Property Features:    |         |
| • Fireplace           |         |
| Has Alarm             | Yes     |

## Location: Occitanie



# Gallery













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