

[Click to view MFH-CB85255946](#)

## Villa With Panoramic Views, Swimming Pool, Plot Of 6104m<sup>2</sup>, Near Thuir

Trouillas , Pyrénées-Orientales , Occitanie



# €740,000

inc. of agency fees

5 Beds      260 sqm      0.61 ha

Very beautiful villa of 260m<sup>2</sup> on a plot of 6104m<sup>2</sup> with pool. The property is located on the heights of a charming village near...

### At a Glance

**Reference** MFH-CB85255946  
**Bed** 5  
**Land** 0.61 ha

**Near to** Trouillas  
**Pool** Yes

**Price** €740,000  
**Hab.Space** 260 sqm  
**Land Tax** N/A

### Property Description

Very beautiful villa of 260m<sup>2</sup> on a plot of 6104m<sup>2</sup> with pool. The property is located on the heights of a charming village near Thuir, in a dominant position, offering breathtaking views of the Albères, Mount Canigou and the village.

Facing south this architect-designed house is mainly laid out on one level over the entire living area facing its exterior and its spectacular views.

It consists of an entrance leading to a large living room with central fireplace, dining area, all opened by large bay windows onto the garden with hypnotic views, various terraces and the swimming pool; a mezzanine with an office overlooks the living room.

The whole benefits from a very high ceiling height. Adjoining the living room is a separate fully equipped kitchen also open to the garden, a pantry, 4 bedrooms including a suite with bathroom, a shower room, 2 separate toilets.

The first floor offers a suite with adjoining bathroom.

The garden level has a garage. The exteriors of 6104m<sup>2</sup> are a quarter furnished and landscaped, they have a swimming pool with counter-current swimming, a pool house and various terraces; the rest of the garden is planted with meadows with flat and hilly parts ideal for horses or pleasure grounds.

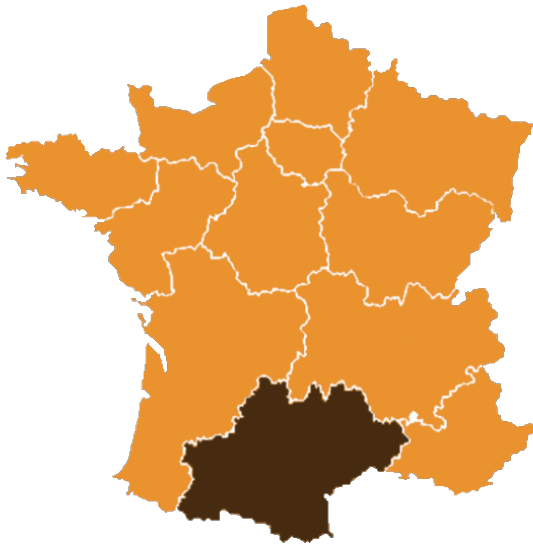
## Summary

Property type:	Modern Villa
Bedrooms:	5
Price	€740,000

## Key Information

Year Built:	1991
Internal Area:	260 sqm
Land Area:	0.61 ha
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has Alarm	Yes

## Location: Occitanie



## Gallery













As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates