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## Superb Villa With Pool, Apartment, Garage, Ceret

Céret , Pyrénées-Orientales , Occitanie



# €565,000

inc. of agency fees

4 Beds

164.5 sqm

Set in a peaceful residential area in the heights of Céret, this charming home offers a serene countryside setting surrounded by nature, yet remains just a short drive from the town center. A discreet...

### At a Glance

**Reference** MFH-CB85469479

**Near to** Céret

**Price** €565,000

**Bed** 4

**Pool** Yes

**Hab.Space** 164.5 sqm

**Land Tax** N/A

### Property Description

Set in a peaceful residential area in the heights of Céret, this charming home offers a serene countryside setting surrounded by nature, yet remains just a short drive from the town center. A discreet driveway leads to the property, tucked back from the road for complete privacy and tranquility, arriving at a spacious parking area for three to four vehicles, along with access to the garage and workshop.

A few steps lead up to the main living area, opening onto a generous private terrace with a barbecue—perfect for alfresco dining. Inside, the bright and airy entrance hall flows into an open-plan living space, featuring a dining area, a cozy lounge with a wood burner, and a modern fitted kitchen with French doors extending out to the terrace.

A hallway leads to three well-proportioned bedrooms, one with an ensuite bathroom and another with a private balcony overlooking the garden. Completing this level are a shower room, a laundry room with built-in storage, and a separate WC.

On the lower garden level, an independent one-bedroom apartment offers an open-plan lounge and kitchen, a bedroom, and a shower room—ideal for hosting guests or as a potential holiday rental. Also on this level, the spacious garage includes additional storage for bikes, a large workshop at the rear, and a separate WC. This versatile space could accommodate a professional activity (without public access), making it ideal for independent professionals, artists, or remote work.

The landscaped plot of nearly 3,000m<sup>2</sup> is beautifully maintained, dotted with mature trees and Mediterranean shrubs, and features a recently installed swimming pool. Originally built in 1980, the property has been tastefully renovated and is impeccably maintained, boasting high-quality finishes such as reversible air conditioning, UPVC double glazing, and a stylish, fully equipped kitchen.

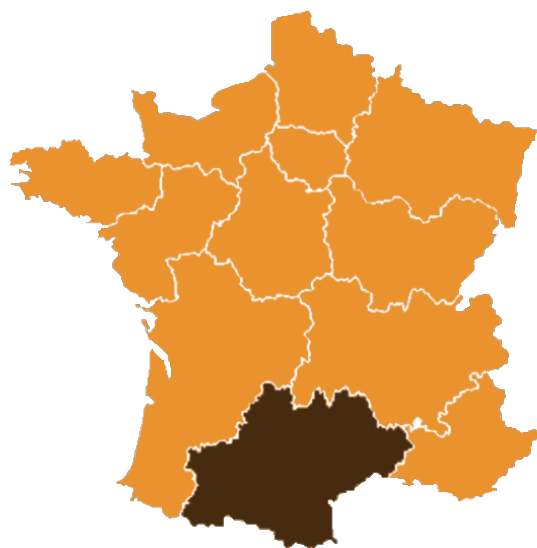
## Summary

Property type:	Modern Villa
Bedrooms:	4
Price	€565,000

## Key Information

Year Built:	1980
Internal Area:	164.5 sqm
Number of Fireplaces:	1
Property Features:	
• Fireplace	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

## Location: Occitanie



## Gallery







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