

[Click to view MFH-CB85656025](#)

Exceptional Villa With Pool And Views, Ceret

Céret , Pyrénées-Orientales , Occitanie



€645,000

inc. of agency fees

4 Beds

180 sqm

Nestled in a lush and private setting, this exceptional property seamlessly blends authenticity and modernity, offering an unparalleled quality of life. With its 180m² of single-story living space, it...

At a Glance

Reference MFH-CB85656025

Near to Céret

Price €645,000

Bed 4

Pool Yes

Hab.Space 180 sqm

Land Tax N/A

Property Description

Nestled in a lush and private setting, this exceptional property seamlessly blends authenticity and modernity, offering an unparalleled quality of life. With its 180m² of single-story living space, it boasts generous, light-filled rooms designed to adapt to all your needs.

From the moment you step inside, you'll be captivated by the warm ambiance and the elegance of the materials. Every room has been thoughtfully designed to combine comfort and functionality.

The property offers two flexible living options:

Rental Investment: Maintain the current layout and benefit from a self-contained 2-bed apartment lounge/kitchen and two en-suite bedrooms dedicated to rental income (approximately €9,000 in summer revenue). The remaining part of the house includes two additional en-suite bedrooms, a spacious living room, a laundry room, a WC, an office and a veranda.

Spacious Family Home: Merge both areas to create an expansive residence featuring four en-suite bedrooms, a large open living space, a study, a laundry room, and a bright veranda. A single doorway is all it takes to connect the two spaces and craft a harmonious family retreat.

Completely renovated in 2021, this villa boasts high-end amenities for ultimate comfort: solar shutters, a state-of-the-art pellet stove, and ducted Daikin Airzone air conditioning.

Outside, a stunning 2,737m² landscaped garden ensures peace and tranquillity, while a saltwater swimming pool offers unforgettable moments of relaxation with breath-taking panoramic views of Mount Canigou and the surrounding hills.

Adding to its appeal, a 17m² independent studio with WC (requiring some finishing touches) provides additional versatility, and a large parking area accommodates multiple vehicles.

Situated in the prestigious Hauts de Céret, this property enjoys a prime location, just minutes from local amenities and attractions. Whether as a primary or secondary residence, it is perfect for those seeking both comfort and authenticity.

A rare opportunity in Céret, not to be missed!

Summary

Property type:	Modern Villa
Bedrooms:	4
Price	€645,000

Key Information

Year Built:	1980
Internal Area:	180 sqm
Number of Fireplaces:	1
Property Features:	
• Fireplace	
Swimming Pool?	Yes
Has Air Conditioning?	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