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## Villa With Stunning Views, Pool And Garden, Prades

Prades , Pyrénées-Orientales , Occitanie



# €567,000

inc. of agency fees

4 Beds      248 sqm      0.2 ha

Stunning villa offering an impressive 248m<sup>2</sup> of habitable space on 2 levels and set on a plot of 1980m<sup>2</sup> with a totally private...

### At a Glance

**Reference** MFH-CB4265899  
**Bed** 4  
**Land** 0.2 ha

**Near to** Prades  
**Pool** Yes

**Price** €567,000  
**Hab.Space** 248 sqm  
**Land Tax** N/A

### Property Description

Stunning villa offering an impressive 248m<sup>2</sup> of habitable space on 2 levels and set on a plot of 1980m<sup>2</sup> with a totally private 10x5m pool and a stunning 80m<sup>2</sup> terrace with incredible views of the mountains.

Nestled in a quiet environment dominating the beautiful town of Prades on the way to the Roussillon famous

ski resorts and at short distance from all the amenities, it comprises:

Ground floor: large entrance, 2 bedrooms, a huge office, laundry room, shower room, dressing room, separate WC then an access to the garage with storage and workshop area.

1st floor: living area (53m<sup>2</sup>) with fireplace and leading to the 80m<sup>2</sup> covered terrace, separate kitchen, 2 bedrooms and bathroom.

What we like:

High ceilings - high quality fixtures and fittings - good, solid construction - amazing views - impeccably maintained - Energy rating "B"...

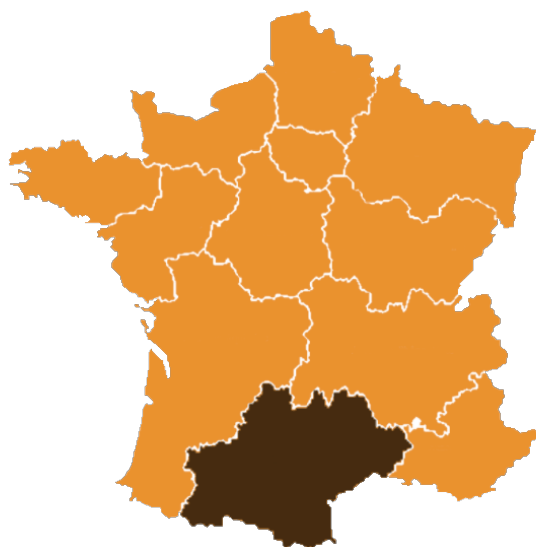
## Summary

Property type:	Modern Villa
Bedrooms:	4
Price	€567,000

## Key Information

Internal Area:	248 sqm
Land Area:	0.2 ha
Number of Fireplaces:	1
Property Features:	
• Swimming pool	
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







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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.

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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.

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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.

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