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## Contemporary 2-bed Villa With Sea Views (lot 4), Banyuls-sur-mer

**Banyuls-sur-Mer** , **Pyrénées-Orientales** , **Occitanie**



# €713,000

inc. of agency fees

2 Beds

105.1 sqm

In complete tranquility, perched on the heights of Banyuls-sur-Mer on a sloping plateau planted with pine and oak trees, at a 15-minute walk from the beach, discover the VILLAS VERMEIL real estate program....

### At a Glance

**Reference** MFH-CB83704559

**Near to** Banyuls-sur-Mer

**Price** €713,000

**Bed** 2

**Pool** Yes

**Hab.Space** 105.1 sqm

**Land Tax** N/A

### Property Description

In complete tranquility, perched on the heights of Banyuls-sur-Mer on a sloping plateau planted with pine and oak trees, at a 15-minute walk from the beach, discover the VILLAS VERMEIL real estate program.

This magnificent residential complex offers 11 villas in an ideal setting. The villas, with either 2 or 3

bedrooms, are spread over several levels, offer breathtaking views of the sea and the surrounding mountains.

Equipped with quality fittings and materials, these villas will meet all your expectations for a privileged life on the Vermeille coast. Delivery 3rd quarter of 2025.

VILLA 4 - 2 bedroom (T3)

Total living space: 105,10m<sup>2</sup> / Total annexes : 241m<sup>2</sup>

Plot surface: 281m<sup>2</sup>

Swimming pool optional

Lift optional for this villa

Contemporary architecture, meeting RE 2020 standards

## Summary

Property type:	Modern Villa
Bedrooms:	2
Price	€713,000

## Key Information

Internal Area:	105.1 sqm
Property Features:	
• Double pane windows	
Swimming Pool?	Yes

## Location: Occitanie





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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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**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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