COLDWELL BANKER
EUROPA REALTY

House Port-Vendres 285 m²



SALE PRICE : 1 495 000 €

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DESCRIPTION

Nestled in the heart of a 2,498 m² landscaped garden with trees, this property offers exceptional views of the Port-Vendres harbor, the sea, and Cap Béar.
It includes a 235 m² main house, a 55 m² guest house, a swimming pool, and a real asset: approximately 900 m² of land still available for development, offering excellent potential for expansion.
Ideally located, it is just a 5-minute walk from downtown and the marina, 8 minutes from Anse de Paulilles and its beaches, and 3 km from Collioure.

The main house has been carefully renovated! Completely renovated in 2007–2008 by a renowned architect, this 1950s home is arranged over three levels.
On the main floor, an entryway leads to a master suite with a walk-in closet and a bathroom, a separate half-bath, and a spacious 74 m² open-concept living area combining a living room, office, and fully equipped open kitchen. The large floor-to-ceiling windows open onto two terraces.

On the upper floor, you'll find three bedrooms—two of which have walk-in closets—a shower room, a separate toilet, and a mezzanine that could accommodate a fifth bedroom, an office, or an additional bathroom. A large terrace offers a beautiful view of the sea and the mountains.

On the garden level, a 53 m² summer living room with a built-in kitchen opens directly onto the secure swimming pool, crafted from Briare enamel tiles. This level also includes a shower, a restroom, a garage, and a workshop.

Information regarding the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	285.0 m²	Property tax:	€4.00
Number of rooms:	9 rooms	Number of bedrooms:	6 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 125

Greenhouse gas emissions (GHG) index: A 3

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