COLDWELL BANKER
EUROPA REALTY

House Prades 211 m²



SALE PRICE : 654 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

EXCLUSIVITY

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Breathtaking views, an idyllic setting where peace and tranquillity reign... Discover this beautiful property offering 221 m² of living space, set within magnificent grounds of 1,868 m².

From the moment you enter, the villa impresses with its generous proportions and inviting living spaces. The property features a welcoming living area, a fully renovated kitchen, a utility room and a garage.

A separate lounge with a dedicated reading area completes the living accommodation, opening onto the outdoors and offering remarkable views of the swimming pool, landscaped garden and majestic Canigou mountain range.

The ground-floor sleeping accommodation comprises two spacious bedroom suites, each with its own bathroom, as well as a further bedroom.

Upstairs, a generous leisure or games area, two additional large bedrooms and ample storage space complete this wonderful family home.

Outside, the charm continues with a natural well, where the gentle sound of flowing water creates a soothing atmosphere, perfect for relaxation and contemplation.

A rare property combining generous living spaces, comfort and an exceptional natural setting.

Exclusively listed with COLDWELL BANKER.

A truly special property in the sought-after town of Prades, not to be missed.

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

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	211.97 m²	Property tax:	€3.00
Number of rooms:	7 rooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 59

Greenhouse gas emissions (GHG) index: A 2

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr