COLDWELL BANKER
EUROPA REALTY

House Sainte-Marie-la-Mer 133 m²



SALE PRICE : 495 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Close to the beach, in one of the most sought-after areas of Sainte-Marie-la-Mer, discover this beautiful contemporary villa offering an exceptional lifestyle combining comfort, privacy and relaxed coastal living.

Built in 2010, this villa offers 135 m² of living space set on a beautifully arranged 450 m² plot.

Upon entering, you will be welcomed by a delightful 42 m² open-plan living area, combining a lounge, dining room and kitchen. This inviting space flows naturally onto a lovely terrace with a pergola, perfect for outdoor dining and entertaining.

The ground floor also features three bedrooms and a bathroom, providing a practical and comfortable layout. Upstairs, a private master suite offers a peaceful and intimate retreat.

Outside, everything has been designed for relaxation and entertaining. A built-in swimming pool, Jacuzzi and stylish outdoor lounge area create a wonderful setting for enjoying the Mediterranean climate, with complete privacy and no overlooking neighbours.

Photovoltaic solar panels, a bicycle storage room and a workshop complete the features of this attractive property.

An ideal villa for either a permanent residence or a holiday home, combining a highly desirable location, excellent amenities and the privilege of being just a short stroll from the beach.

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FEATURES

Property type:	House	Area:	133.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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): B 84

Greenhouse gas emissions (GHG) index: A 3

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