



### **4 Bedroom Villa with Pool and Lovely Views - Short Walk to Village**

**Reference No:** 2075

**Price Euros:** 477,000

**Area:** Ceret

**Town:** Maureillas

**Department:** Pyrenees Orientales

**Bedrooms:** 4

**Land Size m2:** 500

**Habitable space m2:** 140

**Full Description:** Situated on the edge of Maureillas and backing onto open countryside this modern villa was constructed in 1985 in the middle of a 500m<sup>2</sup> plot of land which is fully enclosed by fencing. Approached from the cul-de-sac street outside via a wide electric gate, the driveway swings around to a parking area in front of the deep single garage with electric roller door. A pathway leads around to the left hand side of the house to a terrace area that in turn accesses the rear garden and pool area via a pedestrian gate. The accommodation is disposed as follows:

**Ground Floor.** The front door opens onto a central hallway off which there are four double bedrooms with built-in wardrobes, a family bathroom and separate WC. To the right hand side is a huge space that has been split into: large laundry room incorporating central heating and hot water systems, a separate office with ample storage, and deep fully tiled garage beyond. It would be relatively easy to knock through from the fourth bedroom into the laundry room and thus create an ensuite bathroom while still leaving ample space for a separate laundry. A central staircase leads up to:

**First Floor.** An airy and light open-plan space whose design naturally creates separate living areas: the kitchen with

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built-in solid oak units gives-on to the dining area with room for 12 to eat in comfort; this then flows around the corner to the main living room with inset fireplace and large sliding patio doors giving-on to a conservatory boasting excellent views across the valley.

Outside. An external door from the conservatory leads out to the side of the house where a wide terrace runs down the length of the house to a fabulous summer kitchen / BBQ and outside eating area that looks down onto the pool below and across countryside beyond. Steps from here lead down to the non-overlooked and secure south-facing pool (8x4m) area with paved surround offering lots of room for private sunbathing; an outside shower and separate WC are to one side of the pool. A gate gives onto the side of the house where there is a large area for drying laundry in addition to a side access into the underneath of the house in which space there is a workshop, storage area and pool machinery room.

To Summarise. A secure and low-maintenance 'lock and leave' property with all the facilities required for a great holiday home. Occupying a dominant position above Maureillas with countryside immediately behind, the views are pleasant and far reaching. It is only a short walk down to the shops, bars and restaurants of the village while popular Céret is just 5 minutes by car; the motorway is equally close and both Perpignan and the sandy beaches of the Mediterranean can be reached in around 20 minutes.

**Property Features:** Automatic Gates, BBQ, Broadband / ADSL, Double Glazing, Fireplace, Laundry, Letting Potential, Outside Lighting, Private Garden, Private Pool, Summer Kitchen, Terrace, Tile Floors, Town water, Workshop

**Nearby Amenities:** Beaches, Fitness Center, Forest/Parkland, Lake, Local Shopping, Marina, Nightlife, Public Transport, Restaurants, River, Schools, Ski-ing (-2hrs), Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Weekly market

**View:** Countryside, Hills, Pleasant, Pool, Village, Woods

**Heating:** Electric

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