



**Attractive Villa with Pool set in a large wooded south facing garden.**

**Reference No:** 1199

**Price Euros:** 763,200

**Area:** Ceret

**Town:** Vives

**Department:** Pyrenees Orientales

**Bedrooms:** 3

**Land Size m2:** 5,250

**Habitable space m2:** 195

**Full Description:** Located in a small village just 10 minutes from Ceret and 20 minutes from Perpignan and the Spanish border. An attractive traditional style south facing villa built in an L shape with terraces surrounding the pool area. There is also another terrace with built-in barbeque area making this property the perfect place for outside entertaining. The grounds surrounding the house are mainly wooded whilst to the rear there is a large relatively flat garden, ideal play area for children.

Beneath the house is a 72.5m<sup>2</sup> garage and cellar. The house is reached from the driveway via an external staircase giving onto the terrace area.

**Ground Floor:**

Large central entrance hall with cupboard.

A 70m<sup>2</sup> open plan living/dining/kitchen area with pantry and with french windows leading out on 3 sides and a woodburning fireplace.

Study

WC

Double bedroom with fitted cupboards, french windows leading out to terrace and ensuite bathroom with jacuzzi bath.

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**First Floor:**

A 20m2 sitting room which leads off to 2 double bedrooms, shower room and WC.

**Property Features:** Automatic Watering, BBQ, Broadband / ADSL, Cave, Fireplace, Forage, Outside Lighting, Private Garden, Private Pool, Town water, TV Ariel

**Nearby Amenities:** Beaches, Forest/Parkland, Lake, Restaurants, Schools, Ski-ing (-2hrs), Weekly market

**View:** Garden, Mountains, Panoramic, Pleasant, Pool, Vineyard, Woods

**Heating:** Electric, Wood Burning



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