



### **Exceptional Luxury Villa with pool**

**Reference No:** 1852

**Price Euros:** 840,000

**Area:** Perpignan

**Town:** Ortaffa

**Department:** Pyrenees Orientales

**Bedrooms:** 4

**Land Size m2:** 6,800

**Habitable space m2:** 245

**Full Description:** An exceptional luxury villa built in 2000 on a large plot of 7,000m<sup>2</sup>. The house has been designed to make the most of its southerly aspect and the delightful views of the Alberes hills.

Accessed via a quiet road on the edge of the village of Ortaffa the property is entered by electric gates with intercom system. There is a covered terrace on the south and west sides of the house providing a pleasant dining and entertaining area for most of the year. The terrace leads down to the pool area and garden.

The house itself comprises:

**Ground Floor:** Large entrance hall, utility room, double garage, 48m<sup>2</sup> sitting/dining room, kitchen, 2 bedrooms, bathroom, master bedroom with ensuite bathroom.

**First Floor:** Tower bedroom suite with ensuite shower room, large terrace.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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**Property Features:** Air conditioning, Automatic Gates, Automatic Watering, Bore hole water, Broadband / ADSL, Forage, Laundry, Pool-House, Private Pool, Security Blinds, Summer Kitchen, Terrace, Tile Floors, Town water

**Nearby Amenities:** Beaches, Local Shopping, Public Transport, Restaurants, Schools, Tennis Courts, TGV - less than 1 Hour, Weekly market

**View:** Garden, Hills, Mountains, Panoramic, Pleasant, Pool

**Heating:** Gas, Underfloor



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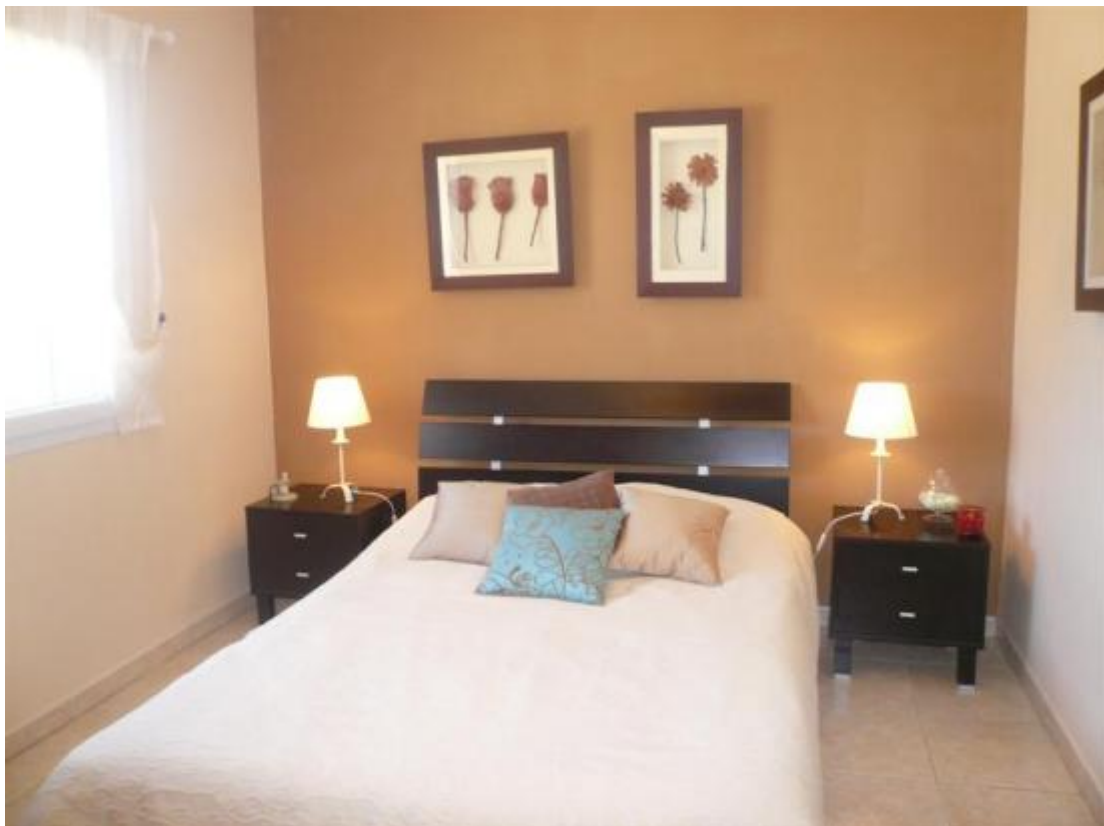
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