



Recently Built Luxury Home on Edge of Charming Village

Reference No: 3084

Price Euros: 551,250

Area: Ceret

Town: St-Jean-Pla-des-Corts

Department: Pyrenees Orientales

Bedrooms: 4

Land Size m2: 1,809

Habitable space m2: 224

Full Description: Built in November 2007 by one of the area's most reputable building firms and under a ten year guarantee, this substantial family home is on the edge of an executive estate that overlooks non-constructible green-belt land; the shops, restaurants and schools of the village are all within a few minutes' walk as indeed is a fabulous park with separate fishing and swimming lakes.

The property occupies a large plot of more than 1,800m2 ensuring a feeling of space while allowing much room for the creation of a variety of different garden styles to really make this a unique home. The house was built to serve as both a home and a business premises for the current owners who run an internet-based company; as such it has two separate parts each with their own entrances, utility meters, telephone lines etc. There is an internal connecting door however if this were to be closed the business space would transform nicely and with little cost into a good sized separate apartment. The house is comprised as follows:

Outside

Approached from the road via a metal pedestrian gate or double electric gates onto the driveway, there is a nicely-planted garden to the front in addition to parking for up to six vehicles to the side. The garden is fully fenced all around and divided into formal and informal areas; an automatic irrigation system has been installed which draws its

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water from a buried tank at the bottom of the garden which in turn is fed by an irrigation canal running beyond the house. Two sheds have been built on solid concrete footings while the area to the rear of the house has been extensively tiled to create a large terrace. A circular swimming pool is in the process of being installed beyond the terrace and should be ready for summer 2010.

Ground Floor

Steps lead up to a wide and sheltered entrance porch from where the front door leads onto an open-plan entrance hall that is divided from the sitting room by central exotic wood staircase rising above an indoor garden planted with palms and other Mediterranean plants. To one side there is a separate WC with wash hand basin, a guest bedroom with ensuite shower room. Beyond this lies a large L shaped sitting room/dining room with two sets of sliding patio doors leading out on to the terrace and garden. A door from the dining area leads into the separate kitchen which has been planned with care to offer numerous modern conveniences including built-in coffee machine, induction hob, electric oven, fitted fridge, microwave etc, equipment is a mixture of AEG and Electrolux. All drawers and doors are 'soft-shut' while the island unit incorporates a breakfast bar. A short flight of steps leads down to a secondary kitchen/larder/laundry which offers ample storage and space for all those elements that are necessary to life but which you prefer to keep tucked out of sight. A door to one side leads into a large games room, perfect for use as a home gym, snooker room, kids romper room, whatever takes your fancy...

First Floor

The wooden staircase leads out onto a large landing/snug sitting area off which are three further rooms: the master bedroom with separate dressing room, ensuite bathroom & WC, and private balcony for sun bathing, reading/relaxing or star-gazing from; a second double bedroom with ensuite shower room & WC plus built-in wardrobes; the third door is the internal access to the business premises which offer 35m² of space, enough to create a further two double ensuite bedrooms or a self-contained flat; there is an existing kitchenette and separate WC thus ensuring that electricity, water and waste are all plumbed-in and ready to adapt to another usage.

Further Notes

The property has been built to a high level of specification including conveniences such as: dual alarm system, automatic external lighting, electric shutters all round, ducted reversible air-conditioning to all rooms, heated towel rails in all bathrooms, solid wood flooring throughout the ground floor and landings, carpets in bedrooms plus beautifully tiled kitchen and bathrooms.

Summary

Presented in a 'turn-key' state, this house is ready to welcome you and your luggage. The garden remains to be landscaped and have a pool installed however this is a welcome opportunity to specify exactly the style you prefer. The location is excellent being a safe and quiet backwater of a popular village set just minutes from the main roads and all facilities. This property would make a fabulous home, be that year-round or just for the holidays.

Property Features: Air conditioning, Alarm, Automatic Gates, Automatic Watering, BBQ, Broadband / ADSL, Double Glazing, Electric Shutters, Independant Apartment, Letting Potential, Outside Lighting, Parquet Floors, Pool Possible, Private Garden, Quality Fittings, Terrace, Town water

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

View: Countryside, Garden, Hills, Pleasant

Heating: Central, Rev. climate control

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