



### **Villa with pool and breathtaking views**

**Reference No:** 1358

**Price Euros:** 477,000

**Area:** Thuir

**Town:** Llauro

**Department:** Pyrenees Orientales

**Bedrooms:** 3

**Land Size m2:** 1,100

**Habitable space m2:** 140

**Full Description:** This villa is situated on the edge of the village of Llauro which itself is located between the popular market towns of Ceret and Thuir. Llauro is set on a hill and overlooks the valley towards the Corbieres Mountains and the Mediterranean.

The villa is entered via a gate at street level and down some stairs to the front of the house. There is a paved patio area with a vine covered pergola. The front door gives onto a large open plan living and dining room with open fireplace and a bread/pizza oven which goes through the wall to the outside barbeque area. This living area leads out to a conservatory on one side and terraces on 2 other sides (the views from here really are breathtaking). The large kitchen is on the left on entering.

A few steps lead down from the living room to a hallway with fitted cupboards, a storage room, wc, double bedroom with ensuite shower room and fitted cupboards, leading out to the terrace.

An inner hallway/study area have stairs leading up to 2 double bedrooms and a bathroom. There is also a large mezzanine area offering a cosy sitting room which leads onto a south facing sun terrace. This mezzanine area could be closed in to create a 4th bedroom.

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Steps lead down from the terrace to the a lower terrace and the swimming pool. At this level below the house is an independant studio with shower room and kitchenette, plus there is a large workroom/storage room. All this could be knocked through to create a 2 bedroom apartment thus providing a good summer rental income or simply overflow accommodation when all the family descend upon you!

The garden is attractively terraced and there is another gate at the bottom of the garden so guests could enter the lower level without causing disturbance. Below the pool there is a large pump room.

**Property Features:** Broadband / ADSL, Fireplace, Independant Apartment, Letting Potential, Outside Lighting, Private Garden, Terrace, Town water

**Nearby Amenities:** Local Shopping, Schools, Ski-ing (-2hrs), TGV - less than 1 Hour, Weekly market

**View:** Mountains, Panoramic, Pool, Rural, Sea view

**Heating:** Central, Gas, Wood Burning



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