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# Villa With Pool And Garden, Latour Bas Elne

Latour-Bas-Elne, Pyrénées-Orientales, Occitanie



€895,000

inc. of agency fees

4 Beds

**164.2** sqm

Located in a peaceful and residential area, just a stone's throw from all amenities, this exceptional detached villa of approximately...

#### At a Glance

Reference MFH-CB85114636

Near to Latour-Bas-Elne

**Price** €895,000

Bed 4

Pool Yes

Hab.Space 164.2 sqm

Land Tax N/A

**Property Description** 

Located in a peaceful and residential area, just a stone's throw from all amenities, this exceptional detached villa of approximately 164 m<sup>2</sup> has been fully designed and decorated with high-quality materials, offering top-of-the-range features and outstanding comfort.

On the ground floor, you'll find an entrance hall, a bright living space with large sliding glass doors opening onto the terrace, a lounge area with a gas fireplace, a dining area, and a fully equipped open-plan kitchen. This level also includes a laundry room, a separate WC, and a bedroom with an en-suite shower room.

Upstairs, the villa features a spacious master suite of over 30 m<sup>2</sup> with a bathroom, dressing room, and access to a balcony/terrace with stunning views. Additionally, there is a second bedroom, a games room (or potential fourth bedroom), a home office, a shower room, and a separate WC.

The outdoor spaces are beautifully landscaped, allowing you to fully enjoy the Mediterranean climate in total tranquility. The property includes a swimming pool (with heat pump, UV treatment, and automatic filling), several terraces designed for outdoor dining and lounging, and a charming landscaped garden.

A garage of nearly 20 m<sup>2</sup> and a cellar complete this exceptional property. The home also offers several parking spaces, including three secure ones.

Premium features include: ducted air conditioning, town gas fireplace, central vacuum system, smart home technology, alarm system with cameras, automated gate, solid wood interior carpentry, aluminum windows and sliding doors, custom-made curtains and blinds, hardwood flooring, wrought iron pergola, and decorative ironwork, among others.

Ideal location: Nestled between Elne and Saint-Cyprien, just 20 minutes from Perpignan and 5 minutes from the beaches of Saint-Cyprien, this villa requires no renovation and is ready to



**Summary** 

Property type: Modern Villa

Bedrooms: 4

Price €895,000

**Key Information** 

Year Built: 2007

Internal Area: 164.2 sqm

Number of

enlaces:

Fireplaces:

Property Features:

Air-conditioning

Swimming Pool? Yes

Has Air

Yes

1

Conditioning?

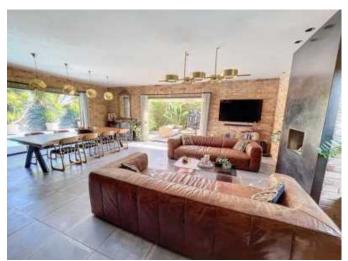
Has Alarm Yes

**Location: Occitanie** 



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#### S. and L. BROWN



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