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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

welcome its new owners.

## Summary

Property type:	Modern Villa
Bedrooms:	4
Price	€895,000

## Key Information

Year Built:	2007
Internal Area:	164.2 sqm
Number of Fireplaces:	1

### Property Features:

- Air-conditioning

Swimming Pool?	Yes
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Has Air Conditioning?	Yes
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Has Alarm	Yes
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## Location: Occitanie



## Gallery















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**S. and L. BROWN**



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