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## Bungalow Type Villa With Panoramic Views, Conflent Valley

Ille-sur-Têt , Pyrénées-Orientales , Occitanie



**€395,000**

inc. of agency fees

4 Beds

140 sqm

Located on the edge of a lovely Conflent Valley village, 25 minutes drive from the towns of Ille Sur Têt and Prades, this single-story...

### At a Glance

**Reference** MFH-CB85779418

**Near to** Ille-sur-Têt

**Price** €395,000

**Bed** 4

**Pool** Yes

**Hab.Space** 140 sqm

**Land Tax** N/A

### Property Description

Located on the edge of a lovely Conflent Valley village, 25 minutes drive from the towns of Ille Sur Têt and Prades, this single-story stone house is set on a 3353m<sup>2</sup> plot and benefits from a calm, rural environment as well as panoramic, unobstructed views of the mountains.

With a total living space of approximately 140m<sup>2</sup>, the house features a bright 58m<sup>2</sup> living room complete with an entrance area with a dressing room, a seating area with a stove and an open kitchen/dining area whose numerous openings allow you to enjoy the magnificent views and the outdoors. It also offers four bedrooms, including a suite with an en-suite bathroom and toilet, a shower room, separate toilets, a utility room, and a garage.

Outside, the house benefits from a well-maintained plot of over 3300m<sup>2</sup> that is fenced and landscaped. With no overlooking neighbors, the garden is ideal for enjoying sunny days and alfresco dining, thanks to its stone terrace, gazebo and a 12 x 4m swimming pool. This constructible plot also allows for any new development project.

A high-quality build and tastefully renovated, the house is equipped with double-glazed windows, electric roller shutters, a pellet stove, a water softener, an electric gate, and more – ensuring comfort and energy efficiency throughout the year. Set in a peaceful setting, this house is a rare opportunity, ideal for a primary residence or a holiday home.

The property is located in a small village of about 500 inhabitants offering amenities such as a primary school, a grocery store, a medical practice, a pharmacy and a service station...

Situated at an altitude of 550m, it is ideal for those seeking to live in an isolated environment that offers various tourist activities such as hiking, fishing, and cycling. It is located about 30 minutes (22km) from Ille sur Têt and approximately 50 minutes (48km) from Perpignan.

Summary

Property type: Modern Villa  
Bedrooms: 4  
Price €395,000

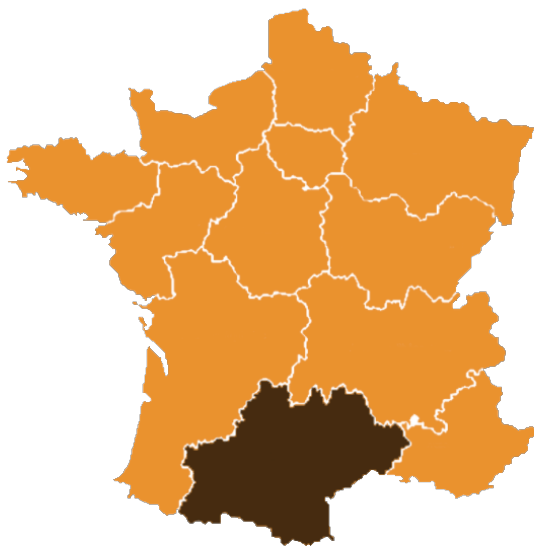
Key Information

Year Built: 1969  
Internal Area: 140 sqm  
Number of Fireplaces: 1  
Property Features:

- Fireplace

Swimming Pool? Yes

Location: Occitanie



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**S. and L. BROWN**



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