



Stunning 6 Bedroom Villa in Céret,

€1,159,000

66400, Pyrénées Orientales, Occitanie

Ref: 2459

* Available * 6 Beds * 4 Baths

Exceptional property with 3 contemporary dwellings, all renovated and extended very recently, 6 bedrooms with 4 bathrooms, very bright, 1 accommodation for disabled people, beautiful swimming pool...

• Accessibility

• Disabled

• Pool

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French Entrée 

Property Description

Built in 1975, renovated and enlarged in 2019 with a very modern style, this villa is located in the region of Céret, Languedoc Roussillon, Occitanie, South of France. Surrounded by vineyards and woods, at the entrance of this property you dive into another world. A magnificent garden welcomes you with palm trees, cypresses and other various species, some of them bicentennial, citrus fruits and plenty of Mediterranean fruit trees. A river with the bed well below will be your neighbour; with a wild nature inviting to walks in shallow water or along the river edge. The pool area with a shelter ready to be equipped for the summer kitchen will seduce you.

The 3 accommodations offer all modern comforts and are in immaculate condition. In addition to the idyllic location, there is the proximity of a typical and charming village with all amenities. Also the sea and all infrastructure is easy to access and not far away. This turnkey property is ideal as a primary residence or holiday home with very good rental income potential. Love at first sight!

Description of buildings The main house offers on 2 levels 123m² of living space. Ground floor: Large beautiful contemporary kitchen, fully equipped, with a beautiful large table for 7 people, all upscale, with an area either for a sitting area or another table, access to a terrace. Open to the kitchen in L-shape is a living room, the whole 67m² office 8m², small bedroom with shower room and WC 10m². 1st Floor: a beautiful large suite with bedroom, bathroom and dressing room, separate WC, 38m². The balcony offers a view of its own beautiful garden with palms, trees and citrus trees.

Gite 1 adjoining 54m² totally independent, which could communicate with the main part Equipped kitchen with dining room and open living room with large sliding windows overlooking the beautiful garden, bedroom with shower room and WC, mezzanine that could be closed.

Gîte 2 with 80m², fully adapted for people with reduced mobility Ground floor: Equipped kitchen with dining room and open living room with large sliding windows overlooking the garden, 25m², beautiful bedroom with shower room, WC and dressing room, 20m² 1st floor: with an elevator you arrive in a large open room of 40m², with a sloping edge, 5m² room for future bathroom. Swimming pool 8m x 4.5m, painted, with a very large beach Shelter and covered terrace 33m², ready to install the summer kitchen Storage room 15m²

Grounds The 7909m² plot is fully fenced and borders a river. There is a wide variety of trees, shrubs and all the popular Mediterranean fruit trees (citrus fruits such as orange, tangerine, lemon, grapefruit, kumquat; fruit trees such as fig, almond, olive, pomegranate, cherry, peach, apricot, apple and the tree with the delicious kaki, persimmon). Drinking water is provided by a borehole at 80m; the septic tank is up to standard. General Condition The house, respectively the 3 units, benefited from a total renovation and an extension in 2019 and are in perfect condition. Windows and bays are in PVC double glazing, electric shutters, and reversible air conditioning by heat exchange pump. There are good quality materials with good finishing into details. A well maintained property ready to move into!

Comments - The current owner has put a lot of time, energy and care into creating an exquisite home. Thanks to its distribution, furnished rentals or holiday rental could provide attractive income. Only a visit can give you the atmosphere of this magical and unique place!

Gallery

