

700 000 €

Contact agency

Gestiom Immobilier

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For sale villa

Surface : 180 m²

Surface of the living : 42 m²

Surface of the land : 7000 m²

View : Dégagée

Hot water : Thermodynamique

Inner condition : excellent

Couverture : tiling

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Document non contractuel

23/05/2025 - Prix T.T.C



### Villa Thuir

IN AN EXCEPTIONAL ENVIRONMENT 8 minutes from THUIR and 20 minutes from Perpignan. Property of 180 m2 of living space on 7000 m2 of enclosed landscaped park where life is good. Breathtaking view of the mountain ranges and the village. 200m from the property: a SPAR, pharmacy, medical center (physiotherapist, nurse, osteopath, etc.) and a post office. On the main level: - Large entrance hall 12 m2 - Separate WC with washbasin. - Living room dining room 42 m2 - imposing fireplace - - Veranda with barbecue and sink 15 m2 - Open kitchen 12 m2 - Laundry room 6 m2 - Master bedroom with cupboards 15.20 m2 and bathroom 7.50 m2 - Large 33m2 terrace with magnificent view On the 1st floor: - 13m2 bedroom with closet and adjoining 10m2 office (or bedroom). - 13m2 bedroom with 15m2 private terrace. - Shower room - Separate WC. On the lower level: - 10 X4 m swimming pool with 150m of beach - Covered terrace with summer kitchen, bar - dining area of 33 m2 with access to a bedroom of 18.20 m2 including a shower room and toilet 5.40 m2 (bedroom with independent access or access from inside the house) - Large garage 33m2 - Workshop 15m2 - 10m2 wine cellar. - Swimming pool technical room. - Large storage attic with concrete slab. Services: Reversible air conditioning, Water by drilling, new septic tank, thermodynamic cumulus, sprinkler and automatic watering system, garden lighting by remote-controlled LED system. Traditional quality construction (masonry roof) double glazed aluminum joinery.

