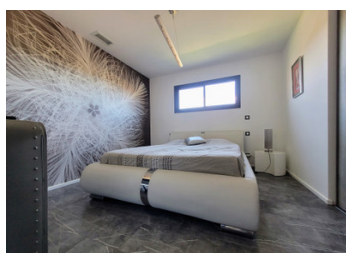
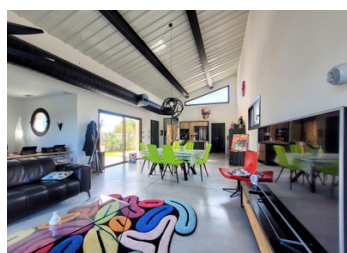
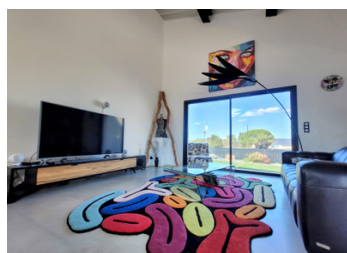


LUXURY DETACHED RECENT VILLA that has it all and is just 10 km from the SEA in a quiet location near shops



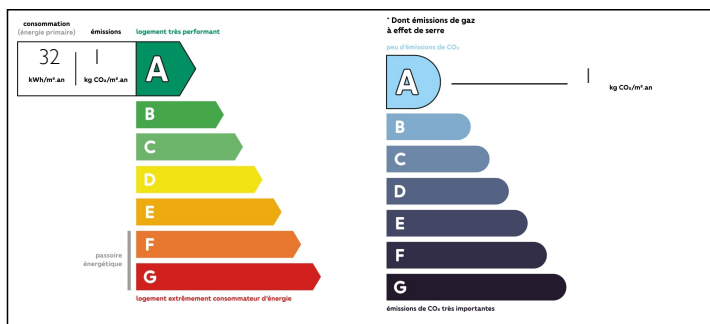
## INFORMATION

Town:	Bompas
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	885 m2

## IN BRIEF

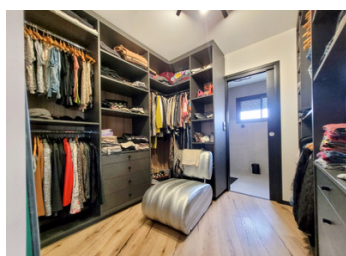
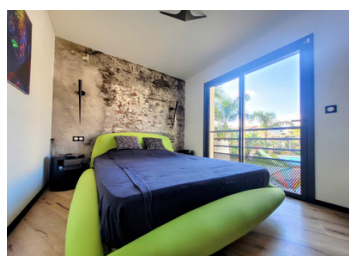
FANTASTIC SINGLE LEVEL DETACHED VILLA located in a quiet neighborhood with all amenities and schools close by. Completed in 2021 this modern architect designed villa is set on a large private plot, surrounded with greenery and an open view aspect to the rear over countryside. Just 10km from the nearest beaches or Perpignan with TGV train station and airport. Ideal retirement property, second residence or family home

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## NOTES

## DESCRIPTION

This BEAUTIFUL RECENT VILLA is located in a neighborhood of similar style properties in the village of BOMPAS which offers all amenities and schooling. Just 12mins from the nearest beaches, 10mins from Perpignan with airport and TGV train station, 1hr30 to nearest ski stations or 30 mins to Spain. Perfect location for a retirement property, family home or second residence.

Completed in 2021 this villa is highly economical to run, with excellent energy rating and a number of high quality installations.

Built on one single level with steps or access ramp to front door.

Main spacious LIVING AREA, open plan with high cathedral ceiling, flooded with light and a industrial/loft style decor.

Airzone central air conditioning and central aspiration system

Corner OFFICE to facilitate working from home with high speed fiber internet.

High quality KITCHEN with fridge/freezer, dishwasher, oven/microwave all included in sale.

Induction hob with integrated counter top extractor. Central aspiration in plinths.

Sliding door to access laundry room/back kitchen, leading through to garage.

Master BEDROOM suite with access to front terrace, dressing room, WC and bathroom

Bedroom 2 with integrated wardrobes and access to front terrace

Bedroom 3 with integrated wardrobes

Shower room with luxurious tiling, double sink and storage  
WC

Double GARAGE with mezzanine storage area or