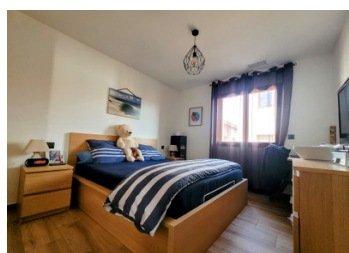


SINGLE STOREY VILLA BUILT 2021 4 bed, garage, parking, 15 MIN BEACHES and 20 MIN PERPIGNAN AIRPORT



INFORMATION

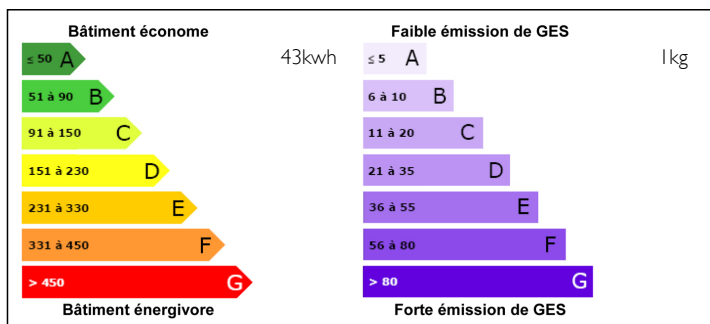
Town:	Saint-Nazaire
Department:	Pyrénées-Orientales
Bed:	4
Bath:	1
Floor:	92 m2
Plot Size:	270 m2



IN BRIEF

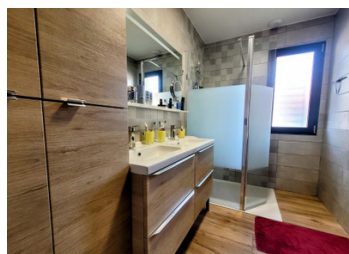
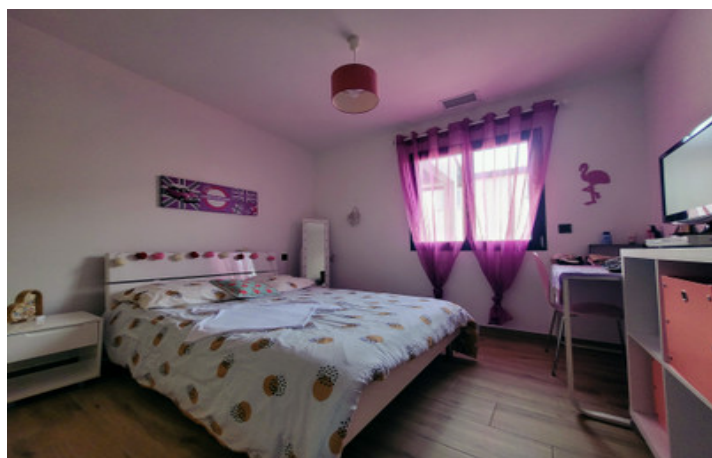
IDEAL RETIREMENT OR HOLIDAY HOME in a quiet residential location, close to beaches and shops. Now work required, energy efficient and low maintenance Located on a one way residential street, in walking distance to village amenities and just a 15 minute drive to beaches, direct cycle path also available. This modern single storey villa was built in 2021. No work is required and it is in "as new" condition. A beautiful open plan living area with fitted kitchen, 4 bedrooms, shower room and separate wc. PLUS a fully tiled and insulated garage, suitable for vehicle or as home gym/workshop. Private off road parking for 2 vehicles. Low maintenance exterior and sunny terrace The perfect retirement property or low cost and easily maintained LOCK UP AND LEAVE holiday home. Recent price reduction as owners are motivated to sell.

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.



DESCRIPTION

Move straight in and start enjoying life in the sunny South of France.

Detached villa built in 2021 (RT2012) in a quiet neighbourhood on a small one way street.

Offering all modern conveniences and comforts, there is no work required.

Open plan living area with fully fitted and equipped kitchen (dish washer, induction hob, oven) modern design with quality materials.

Dining area and lounge area with sliding doors opening out onto south facing terrace

Total of 4 bedrooms (3 with fitted storage), separate shower room and wc.

Garage with electric door, tiled and insulated, so suitable for vehicles or use as home gym, workshop etc..

Fully fenced exterior, with tiled terrace and astro turf garden space.

Power point and water available for installation of hot tub if desired.

2 off road parking spaces

House benefits from:

- Central air condition thermostat controlled
- Double opening windows in every room (tilt/turn)
- Electric roller shutters
- Thermodynamic water heater
- Fiber internet points in every room
- Anti-steam mirror in shower room
- Suspended wc
- TV antenna in loft space
- possibility to put small mezzanine level in garage
- 10 year decennale guarantee on property
- economical AA energy rating
- low maintenance astro turf exterior
- exterior lighting
- detached villa

NOTES