



## 5 room, 161m2 Villa for sale in Collioure - 644 000 € \*



### Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mistlampen:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	French
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 644,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Collioure
Postcode:	66190
Geplaatst:	17-02-2025

### Omschrijving:

This beautifully positioned property offers 3 double bedrooms plus an office/child's bedroom, making it perfect for family living. Set within a peaceful residential area, it's just a short walk to the village center and the Mediterranean Sea.

The villa, spread across three levels, is designed with flexibility in mind, offering the possibility of single-level living. The ground floor features a generous 40m2 living and dining area, complete with a cozy fireplace and access to a lovely terrace. The separate, fully-fitted kitchen, along with a shower room, a bedroom, and a separate WC, are also located on this level for added convenience. Upstairs, you'll find two additional bedrooms, a study that can serve as a single bedroom, a spacious bathroom, and another separate WC—all with fantastic views!

On the garden level, the enormous garage of approximately 120m2 includes a room that can be easily expanded into an independent studio with its own entrance, offering great potential for additional living space.

The charming garden includes a petanque court and offers ample space for a swimming pool, while the driveway provides parking for multiple vehicles. Though the villa could benefit from some updates, it already boasts reversible air conditioning throughout, ensuring year-round comfort.



Don't miss out on this incredible opportunity! Contact us today at 06 28 23 76 88 to schedule your viewing.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### **Algemeen**

Slaapkamers: 3  
Afgewerkte vierkante meter: 161 m<sup>2</sup>  
Lot Afmeting: 570 m<sup>2</sup>

### **Room details**

Total rooms: 5  
Indoor Features: Fitted kitchen

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.655.610

