



**MORE THAN A HOUSE, A
LIVING EXPERIENCE**

📍 ELNE

968 000 €

REF : 3112





PROPERTY FOR SALE / HOUSE / ELNE (66200)

MORE THAN A HOUSE, AN EXTRAORDINARY LIFE ...

The Splendor of the Contemporary: An Extraordinary Life Experience

Let yourself be seduced by the audacity and the refinement. This contemporary villa of 227m² (including 195m² of living space) is much more than a residence: it is a manifesto of style and technology, designed for those who demand the exceptional every day.

A Fluid and Luminous Design

Upon entering, the space opens onto a magnificent living area where the boundaries between indoors and outdoors disappear. The high-tech kitchen, the true heart of the home, blends seamlessly into a light-filled living room, ideal for your most prestigious gatherings.

The ground floor houses three private suites, each with direct access to the garden. The master suite is a sanctuary of well-being, featuring a custom-made dressing room and a luxurious bathroom with a bathtub and shower.

The garden is a living work of art. A monumental pond, home to priceless koi fish, brings absolute serenity with its two murmuring fountains. This jewel can be preserved or transformed into a spectacular swimming pool, according to your wishes.

For your summers, enjoy a noble wood terrace with summer kitchen and plancha, enhanced by integrated LED lighting in the ground and illuminated trees, creating a magical atmosphere at nightfall.

FEATURES

• N° of rooms	5
• Number of bedrooms	3
• Shower rooms	2
• Number of bathrooms	1
• Number of wc	5
• Kitchen	American - equipped
• Nb of terraces	2
• Swimming pool	Yes
• Outdoor parking	4
• Garage	1
• Heating	Air-conditioning-central

INFORMATIONS

• Sales price	968 000 €
• Land tax	668 €
• Property subject to co-ownership	No
• Monthly charges	0 €




195 M²



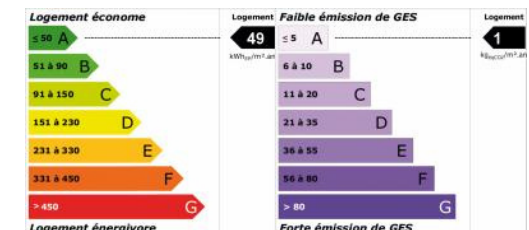
5 ROOM (S)



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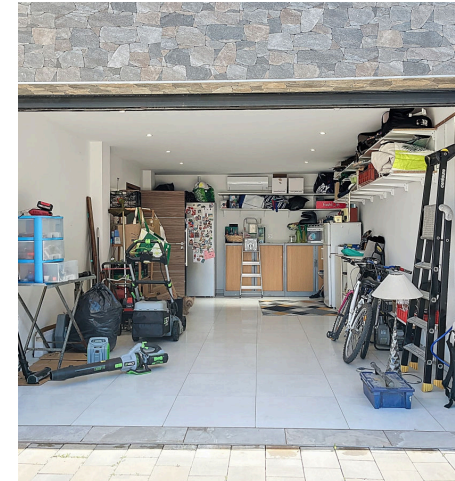


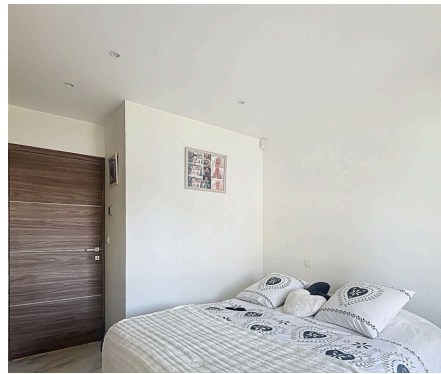
910 M²















SURFACE DETAILS

Room	Floor	area
Bedroom	0	12.30 sqm
Bedroom	0	11.60 sqm
Bedroom	0	12.44 sqm
Living room	0	61.00 sqm
Bathrooms	0	7.63 sqm
Storage room	0	8.91 sqm
Garage	0	29.56 sqm
terrace	0	49.99 sqm



SURFACE DETAILS

Room

Floor

area

Living room

1

61.00 sqm

Total living space of approx.

195.00 sqm



DV IMMO

6 RUE ALFRED SAUVY
📍 **POLLESTRES**

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DV IMMO SARL Capital de 1000 €, SIRET : 52964763800038. | RCS : 529647638. Carte professionnelle N° CPI 66012021 000 000 008
délivrée par CCI DE PERPIGNAN le 15/02/2024, Montant garanti de 120000 €. Garant : David SANCHEZ, Lionel VERGES

Not included in the price: notary fees (registration fees). Non-contractual document established according to indications provided by the owner,
it is provided for information purposes subject to confirmation of the information by respective administrative or contractual documents, it cannot engage our liability.