



## 4 room, 125m2 Villa for sale in Brouilla - 360 000 € \*



### 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:	USD 423,587.74

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Brouilla
Postcode:	66620
Geplaatst:	10-02-2026
Omschrijving:	

Superb single-storey villa, quietly situated, with all mod cons. Upon entering this lovely home, you are welcomed into a beautiful and exceptionally spacious open-plan kitchen, living and dining area of approximately 55 m2. Flooded with natural light, this space is perfect for both everyday living and entertaining. The kitchen is fully equipped and complemented by an 8 m2 pantry conveniently located next door.

The property offers three generous bedrooms, a dressing room, and a modern bathroom featuring a walk-in shower, along with a separate WC.

Outside, the beautifully finished Mediterranean garden requires very little maintenance and is designed for relaxation and entertaining, with a summer kitchen/dining area, a 4-person spa, a large garage, and a private driveway.

This villa is truly superb—just unpack and move in. Presented in excellent condition throughout, there is absolutely nothing to do. Built in 2010, it offers all modern comforts including ducted heating and air conditioning, electric shutters, and double glazing.

Don't miss this opportunity. Call us now on 06 28 23 76 88 to arrange your viewing.



Pretty BROUILLA is a 15 minute drive to Perpignan and slightly less time to the beach at Argeles sur mer. Its church, Sainte Marie de Brouilla in the village centre, dates from the 12th century and sits alongside the village infant and primary school. Brouilla also offers a small range of local services including a grocery store, green grocery and restaurant, as such all of the essentials are on your doorstep.

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.

Conditie: Excellent

### Algemeen

Slaapkamers: 3  
Afgewerkte vierkante meter: 125 m<sup>2</sup>  
Lot Afmeting: 350 m<sup>2</sup>

### Room details

Total rooms: 4

### Utility details

Heating: Ja

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.167.523

