



## 4 room, 125m2 Villa for sale in Brouilla - 349 000 € \*



### 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 406,291.57

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Brouilla
Postcode:	66620
Geplaatst:	26-05-2026
Omschrijving:	

Beautiful single-story villa, set in a quiet location and offering all modern comforts.

Upon entering, you will discover an exceptional and very spacious living area of approximately 55 m2, combining an open-plan kitchen, living room, and dining area. Bathed in natural light, this inviting space is perfect for daily living as well as entertaining family and friends. The fully equipped kitchen also includes an 8 m2 adjoining pantry.

The villa features three generous bedrooms, a dressing room, a modern bathroom with Italian-style shower, and a separate WC.

Outside, the Mediterranean-style garden, beautifully landscaped and low-maintenance, offers a summer kitchen / dining area, a 4-person spa, a large garage, and a private driveway.

Built in 2010, the property is in excellent overall condition and requires no work. It benefits from all modern comforts: ducted heating and air conditioning, electric shutters, and double glazing.

A turnkey villa, ready to move in.



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Not to be missed! Contact us today at 06 28 23 76 88 to arrange a 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.

### **Algemeen**

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

### **Room details**

Total rooms:	4
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### **Utility details**

Heating:	Ja
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX8.506.414
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