



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



### Agent Info

Name: Patrick Gibbins  
Company: Artaxa Immo Sarl  
Name:  
Country: France  
Experience since: 2008  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone:  
Languages: French  
Website:

### Listing details

Property for: Sale  
Price: USD 397,911.47

### Location

Country: France  
State/Region/Province: Occitanie  
City: Brouilla  
ZIP code: 66620  
Posted: May 26, 2026

### Description:

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 m<sup>2</sup>, 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 m<sup>2</sup> 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.



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.

### Common

Bedrooms:	3
Finished sq. ft.:	125 sq m
Lot Size:	350 sq m

### Room details

Total rooms:	4
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### Utility details

Heating:	Yes
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### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.506.414

