



REF: # 13069



#### INFO

<b>PRIX:</b>	430.000 €
<b>Type de propriété:</b>	Villa
<b>Emplacement:</b>	
<b>Chambres à coucher:</b>	3
<b>Ba ENFANTS:</b>	3
<b>Built:</b>	220 (m2)
<b>pas:</b>	337 (m2)
<b>Terrasse:</b>	-
<b>A ENFANTS:</b>	-
<b>de plante:</b>	-
<b>MESSAGE</b>	-



#### DESCRIPTION

##### Cozy Villa in L'Albir

Located in the charming area of L'Albir, this elegant villa presents itself as a true haven of peace and comfort. With a design aimed at enjoying every corner, the property offers a perfect space for those looking for a spacious and bright home. With a built area of 220 m<sup>2</sup>, the villa sits on a generous plot of 337 m<sup>2</sup>, ideal for creating unforgettable moments.

##### Ideal Distribution

The villa features 3 bedrooms and 3 bathrooms, providing the perfect balance between private space and common areas. Each room has been designed to offer comfort and tranquility, where natural light blends with the warmth of the finishes. The bathrooms, modern and functional, become a personal refuge in the home.

##### Outdoor Spaces

Enjoying the outdoors is one of the great advantages of this property. The house stands out for its spacious terrace of 57 m<sup>2</sup>, which invites relaxation while contemplating the surroundings. Whether for a family lunch or a quiet afternoon of reading, this space is perfect for enjoying the Mediterranean climate. In addition, the villa has an outdoor garden, where greenery combines with the brightness of the area.

##### Comforts and Features

The villa not only offers a functional layout but also includes a series of amenities that enhance its appeal. With air conditioning and heating, comfort is guaranteed yearround. The independent kitchen, fully equipped, becomes the heart of the home, where delicious recipes can be created to share with friends and family. Furthermore, the property has a garage, covered terrace, fireplace, and a storage room for additional functionality.

#### Security and Privacy

One of the outstanding features of this villa is its security door and the fenced plot, which provides a sense of peace and protection. The inclusion of double glazing and an outdoor shower are details that further elevate the experience of living in this home. Every corner of the property has been conceived to offer a safe and welcoming environment.

In summary, this villa in L'Albir is the ideal place to enjoy Mediterranean life, surrounded by nature and amenities. With an unmatched style and a design that respects functionality, this property promises to be the perfect refuge where every day feels special.































































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