



## EXCEPTIONAL PROPERTY WITH LAND, POOL & SPECTACULAR VIEWS, NR PRADES



### REF: DH513

Exceptional property in a magnificent setting in Catllar with 290m<sup>2</sup> of living space. At garden level 67m<sup>2</sup> 2 bed. apartment let out seasonally, 42m<sup>2</sup> garage & wine cellar. Above 220m<sup>2</sup> of living space with entrance hall & spiral staircase, light living/dining area with open fireplace & exposed beams, new fully fitted kitchen, 4 bedrooms & bathroom & on the top floor, en-suite master bedroom, study/library & dressing room. Outside several terraces with stunning mountain views, large landscaped garden & a swimming pool.

### LOCATION:

- Distance to Coast: 1 Hour
- Distance to Perpignan: 45min
- Distance to Girona: 1h40
- Distance to Ski: 45min

### MAIN FEATURES:

- Total Living Space: 290m<sup>2</sup>
- Outside Space: 2760m<sup>2</sup>
- Exposure: South
- Bedrooms: 7
- Bathrooms: 3

### OTHER FEATURES:

- Close To All Amenities
- High Quality Fixtures & Fittings
- Swimming Pool
- Spectacular Views

