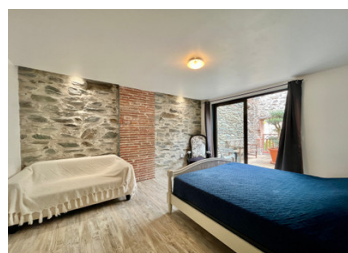


Beautifully renovated property with house with 2 bedrooms and terraces an independent studio



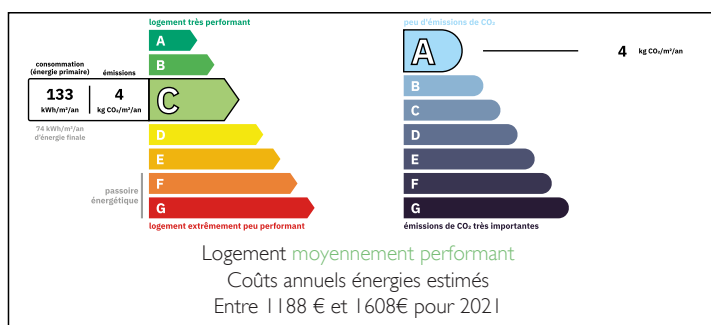
INFORMATION

Town:	Rigarda
Department:	Pyrénées-Orientales
Bed:	3
Bath:	3
Floor:	162 m2
Plot Size:	50 m2

IN BRIEF

This stunning fully renovated house is situated in the picturesque village of Rigarda, in the Pyrenees-Orientales region, renovated to a very high standard and offers the original charm with stone walls and exposed wooden beams mixed with modern comforts. The property also offers 2 independent studio apartments and is situated a 5-minute drive (3km) from the lively village of Vinça that has amenities, swimming lake and a train station. The village is situated between the sea, 42km and the ski which 36km to the closest ski station. The cultural city of Perpignan

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The main house features two beautifully appointed bedrooms, one of which has an ensuite bathroom, offering both comfort and privacy for guests.

The highlight of the home is the large loft living area, complete with a modern kitchen that boasts sleek finishes and quality appliances. The open-concept design of the space provides an ideal environment for entertaining guests or simply relaxing with loved ones.

As you step outside onto the terrace, you will be greeted with views of the church. The terrace is the perfect place to enjoy a cup of coffee in the morning, soak up the sun in the afternoon, or enjoy a glass of wine.

This house offers a harmonious blend of modern design and traditional charm, making it the ideal place to call home in Rigarda.

In addition to the main house, this property also includes an apartment, making it a great investment opportunity. The apartment is a successful holiday rental, attracting visitors who come to explore the natural beauty of the Pyrenees-Orientales region.

With the added income from the rental apartment, this property offers a unique opportunity for investors looking to make a smart financial decision while also enjoying the breathtaking beauty of the Pyrenees-Orientales region.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>