

A Beautifully Renovated 4-Bedroom, 2-Bathroom Maison de Village in a Charming Village with Great Views.

EXCLUSIVE



## INFORMATION

Town:	Saint-Arnac
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	107 m2
Plot Size:	440 m2

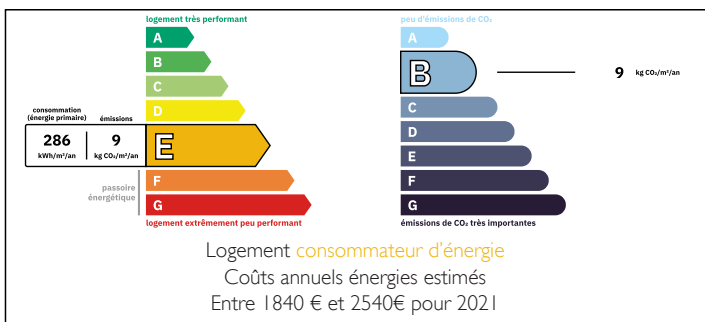
## IN BRIEF

Situated in a beautiful hilltop village, 7-minutes drive from all amenities, this charming village house with wonderful views and peaceful setting, is the perfect weekend bolthole, holiday or permanent home.

In an historic region known for its Cathar castles, outstanding natural beauty, outdoor activities and production of wonderful wines; this house is located 40 minutes from the nearest international airport and TGV station. It takes under 1-hour to reach the mediterranean coast with miles of pristine beaches, and a little longer to access the best ski slopes. The area is known for its spectacular gorges where one can enjoy fishing, bathing, canyoning and other adventurous pursuits.

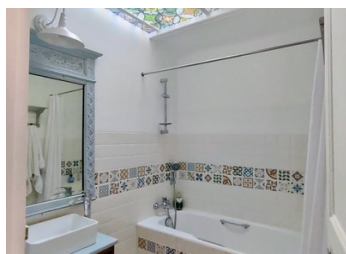
This beautifully renovated house is located on a small square in the middle of an ancient Templar village and offers superb views.

## 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 size of this house is deceptive, because of the quirky configuration - common in these historic villages - because it is in fact two houses that were seamlessly joined over a century ago.

The east side of the house fronts onto a small square and is pictured, the west side of the house is not visible from the square - instead, you can see it from the very narrow, once cobbled lane on the west side of the house. The ancient arch that formed the entrance to the west side (which may have once been part of the ancient village forge) has been fully restored and creates a beautiful doorway into the store/cave. With careful planning, this space could be utilised to create a small self-contained gite, or perhaps you might prefer a two storey gite that incorporates the large west-facing bedroom above. The possibilities exist.

Upon entering the front door on the ground floor from the patio, located on the east side of the house, you will find yourself in a small entrance hall. This area provides access to the staircase and leads into a generously proportioned fitted kitchen with a large (functioning) open fireplace, and a utility/laundry room with a useful shower and WC. Ascending the beautiful stone staircase to the first floor, on the east side of the landing area there is a dining room and a bright living room. Both rooms have traditional french doors...

## LOCAL TAXES

Taxe foncière: 789 EUR

Taxe habitation: EUR

## NOTES