

Charming town property with Independent Studio Apartment with views in the heart of Vernet Les Bains

EXCLUSIVE



INFORMATION

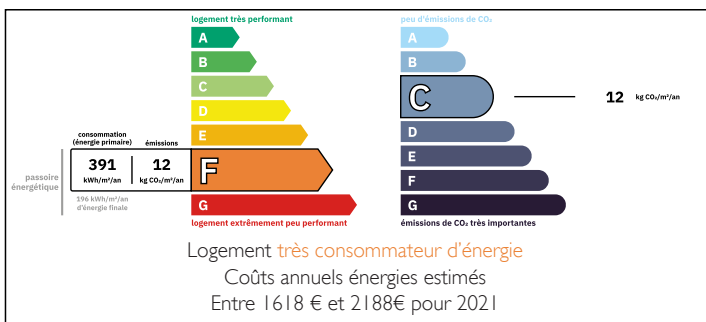
Town:	Vernet-les-Bains
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	72 m2
Plot Size:	0 m2

IN BRIEF

This property nestled in the picturesque town of Vernet les Bains, offering an excellent investment opportunity and is situated just a short walk to the centre with shops, cafés and restaurants. It is just 50 minutes to the Pyrenean ski slopes, 50 minutes to the Mediterranean beaches and the cultural city of Perpignan and just over an hour to the Spanish border

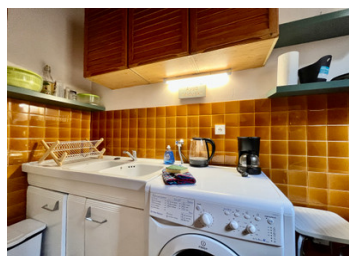


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The property comprises two distinct apartments, providing versatility and a range of possibilities for its new owner.

Main Apartment:

Bright and Spacious Living Area: The main apartment boasts a bright and inviting living area, with doors opening onto small balconies, allowing you to enjoy the scenic views of Vernet les Bains. This space is perfect for relaxing and entertaining.

Separate Kitchen: The main apartment has a separate kitchen

Ascend the stairs to reach the top floor, where you'll find two comfortable bedrooms and a family bathroom.

Independent Studio Apartment:

Ground Floor Convenience: On the ground floor, an independent studio apartment awaits. This separate living space offers privacy and autonomy, making it ideal for guests, rental income

The studio apartment comes complete with its own bathroom and a separate kitchen, providing all the essentials for a self-contained living arrangement.

Excellent Investment: this property presents an excellent investment. With two separate living spaces, you have the flexibility to rent out one of the apartments. Vernet les Bains, with its natural beauty and vibrant community, offers a unique location that's sure to attract visitors and renters alike.

The current owners use it as a family home and rent the studio to holiday makers and friends

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