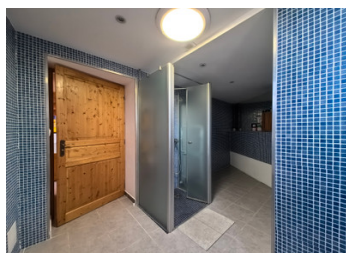


## Magnificent mountain house, beautiful view of Canigou



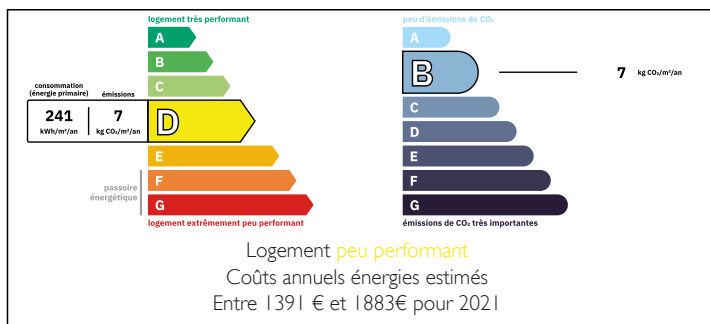
## INFORMATION

Town:	Ayguatèbia-Talau
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	200 m2
Plot Size:	669 m2

## IN BRIEF

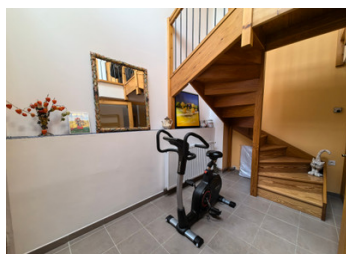
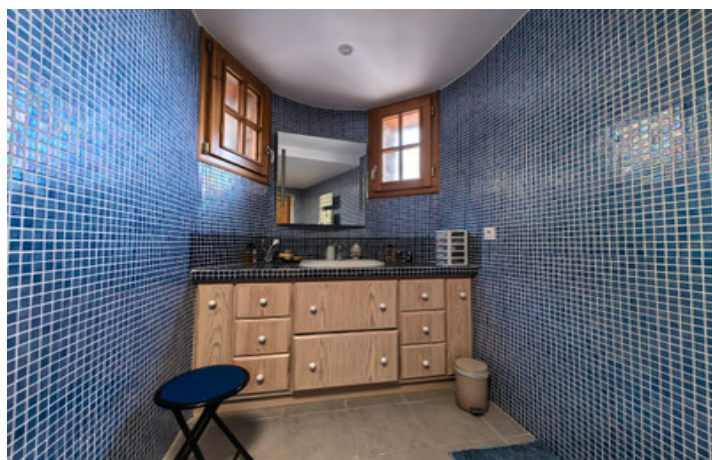
Located in the heart of the Catalan Pyrenees, in the beautiful Cerdagne-Capcir-Conflent region, just 3 hours from Toulouse and Barcelona, 2 hours from Andorra and 1h20 from Perpignan, large stone house, on 3 levels, with views of the mountains, south facing, with great amenities, in an exceptional living environment

## 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

Atypical stone house of 200m,  
Equipped American kitchen with large living room  
(Tulikivi Scandinavian stove),  
2 bedrooms, office, bathroom, patio with Velux  
window  
Large garage for 3 cars (with Froling boiler supply  
silo)  
Basement with bathroom/WC  
Garden, day water well

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES