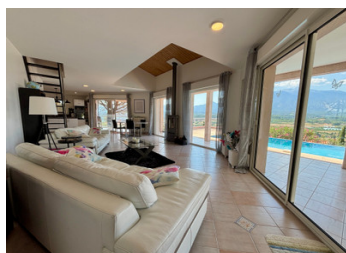


Immaculate 4-bedroom villa with breathtaking views, pool, garden, independent apartment, garage and land.

EXCLUSIVE



INFORMATION

Town:	Eus
Department:	Pyrénées-Orientales
Bed:	4
Bath:	4
Floor:	120 m2
Plot Size:	1931 m2

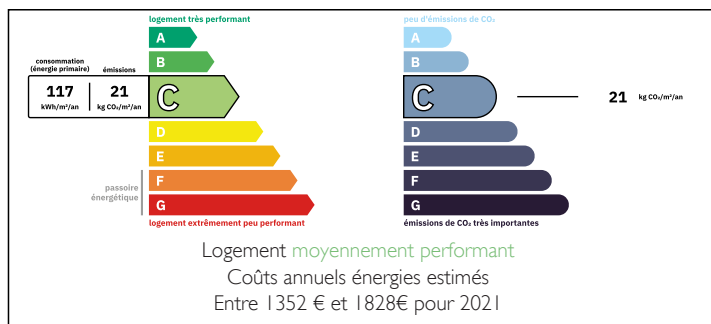
IN BRIEF

Well situated within walking distance of the village of Eus with it's restaurant and café and less than a 5 minute drive from the market town of Prades that has supermarkets and most amenities.

Between the Mediterranean beaches 54km/40 minute drive and the mountains with their many ski stations, the closest being just 43km/1 hr drive.

Perpignan is 42km/35 minute drive and has an International airport, A9 motorway and a train station with TGV links throughout France and Spain making Barcelona even closer.

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

This well-thought-out, light and airy, south-facing property is both beautiful and practical. The property is situated in a much sought after area, due to its unspoilt views and quiet situation.

The house is perched on the hill, within walking distance of the village of Eus, renowned as the sunniest village in France.

The main entrance leads through to the open plan 50m² lounge / dining room, where you will be blown away by the views of Mount Canigou and the surrounding countryside from the 3 large bay windows.

These windows provide access onto the terrace and the infinity pool measuring 7,5m² by 4m

There is a mezzanine area above the lounge that is currently used as a relaxation area.

The modern, open-plan fitted kitchen with central island has access to the terrace, proving the perfect place to enjoy alfresco dining under the covered terrace.

There are 2 en-suite bedrooms, 3 WC and a master bedroom with dressing room and en-suite bathroom.

The independent 1-bedroom apartment is situated below the main house but has direct access from the terrace. This perfect guest house has a living area with, bedroom and bathroom and its own private terrace.

The garage is situated next to the apartment and could provide the opportunity to extend.

The land has mature olive and oak trees.

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

LOCAL TAXES

Taxe foncière: 1903 EUR

Taxe habitation: EUR

NOTES