

Charming Stone Village House in Vernet-les-Bains with small garden and terrace with excellent mountain views



INFORMATION

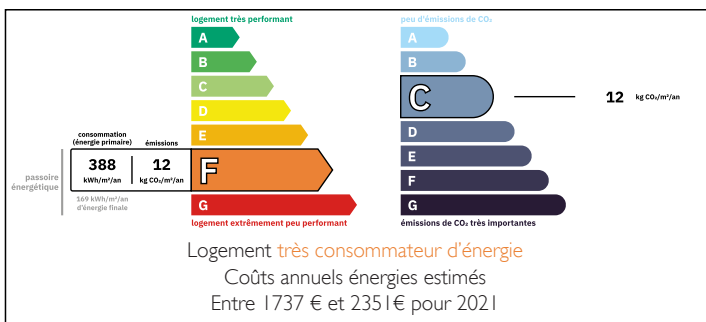
Town:	Vernet-les-Bains
Department:	Pyrénées-Orientales
Bed:	2
Bath:	3
Floor:	74 m2
Plot Size:	78 m2

IN BRIEF

Nestled in the heart of the picturesque village of Vernet-les-Bains, this charming stone house offers a blend of rustic charm and perfect 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.



LOCAL TAXES

Taxe foncière: 926 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On the ground floor you enter into the hallway and to the left you'll find a beautifully converted cellar, now a cosy bedroom with a cleverly designed shower area and WC area. There is also a small cellar area to the rear, perfect for additional storage. The first floor is a bright and airy open space, featuring a modern kitchen, dining area, and living space. The living area boasts an inviting open fireplace and doors that open onto a small balcony. A bathroom with a WC is also located on this level. Upstairs, a landing leads to the right into a room currently used as an occasional third bedroom, offering stunning views from its window.

The top floor is dedicated to a large family bedroom with an en suite shower room. French doors that open onto a superb little terrace, providing breathtaking views over Vernet-les-Bains, towards Canigou and Saint-Martin-de-Canigou.

Outdoor Space: Just opposite the house is a delightful small garden area that has been tastefully wooden decked, offering extra seating for enjoying the evening outdoors.

This enchanting village house is perfect for those seeking a serene retreat with the charm of historic Vernet-les-Bains and the beauty of the surrounding landscape.

A great lock up and leave property

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