

Rare detached village house with 3 bedrooms, outside space and mountain views.



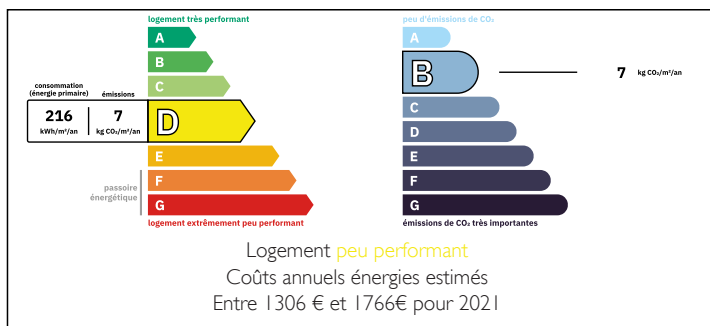
INFORMATION

Town:	Ria-Sirach
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	97 m2
Plot Size:	0 m2

IN BRIEF

Charming 3 bedroom village house with mountain views and plenty of outside space, that is rare for a village house.

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: 679 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This rare, south-facing village property offers a unique blend of charm and practicality, perfect for those seeking both comfort and stunning natural views. The detached home boasts a spacious outdoor area adjacent to the living space, providing spectacular mountain vistas.

Upon entering the property, you are welcomed into a quaint kitchen that seamlessly connects to a cosy lounge. The first floor features two generously-sized bedrooms with a bathroom conveniently situated between them.

The third bedroom presents a unique feature; it is accessible by exiting the main part of the house and descending below the property. This versatile space can serve as an additional bedroom or a home office. Adjacent to this area is a shower room and a cellar equipped with plumbing for a washing machine, offering practical utility space.

This property combines traditional charm with modern convenience, making it a delightful home in a picturesque setting.

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