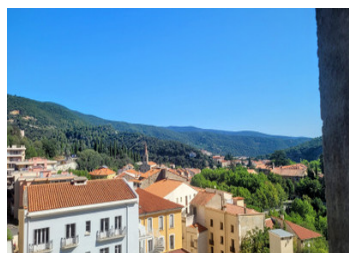


Enchanting property of 2 individual houses, featuring planted glass atrium with pond and a stylish interior.



INFORMATION

Town:	Amélie-les-Bains-Palalda
Department:	Pyrénées-Orientales
Bed:	3
Bath:	3
Floor:	120 m2
Plot Size:	15 m2



IN BRIEF

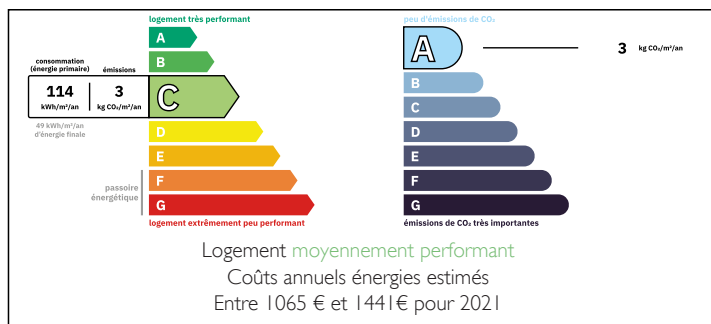
UNDER OFFER - This unique and exceptional property consists of 2 individual houses set in an elevated position within the village of Amélie Les Bains.

Main house offers, spacious living room with picturesque view, large kitchen with dining area, 2 bedrooms, 2 bathroom and a one of a kind, walk through planted atrium with fish pond.

Second house has an open plan living area, bedroom and bathroom.

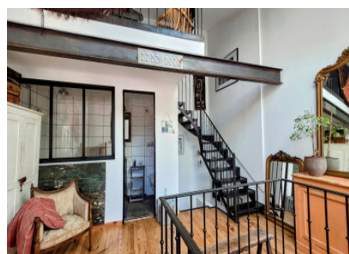
Access to outside space and terrace with far reaching mountain views.

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: 950 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Amelie les Bains is a thermal spa town located 45 mins from the coast and 45 mins from Perpignan. Adjacent to the Spanish border, this village has all amenities and offers a laid back lifestyle.

This property is set within a small hamlet in an elevated position.

The main house offers approx 100m2 useable space

Ground floor

-entrance to kitchen, with a modern industrial loft style design, visible steel beams, a bright and spacious dining area. Approx 20m2

-wc

-glass atrium style conservatory with metal walkway, planted with low maintenance plants, automated watering system, fish pond with automated filter and pump etc. A truly magical feature.

-lounge, the loft style ambience flows through to the lounge area, with wood burning stove and far reaching views towards mountains. Approx 20m2

1st floor (access from kitchen side)

-open plan bedroom space with light well over kitchen below

-bathroom with walk in shower, sink and wc

-mezzanine level accessed via metal staircase, suitable as office, storage area or additional sleeping area

1st floor (access from lounge side)

-custom made metal staircase brings you into the master bedroom, which has an en suite bathroom with bathtub, sink, wc.

House 2 or Gite, independent second house with the same attention to detail and style, approx 40m2 useable space

Ground floor

-fitted kitchen with open plan living area