

Traditional stone mas with restaurant, residence, garage, terraces, gîte, outbuildings and garden

EXCLUSIVE



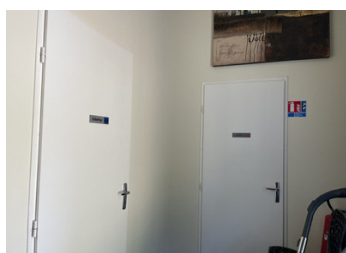
## INFORMATION

Town:	Corsavy
Department:	Pyrénées-Orientales
Bed:	5
Bath:	3
Floor:	382 m2
Plot Size:	2850 m2

## IN BRIEF

Traditional stone mas, with important local history, currently divided into a crêperie/restaurant and a private residence with existing residential tenants providing an income of around 500€ per month. Large garden, with private access. Many cellars, independent gîte and outbuildings with potential for development into holiday gîtes, a private home or continued commercial use.

Renovations and modernisation required



## ENERGY - DPE

DPE not required.

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

Creperie/restaurant: popular local venue with two indoor dining areas (4m x 11,8m and 4,8m x 9,3m) hallway (2,7m x 2,1m), WC (2,1m x 1,2m) leading to sunny terrace (4m x 10m). Recently renovated kitchen and food preparation areas (4m x 9,3m) with staff bedroom inc WC(4m x 2,5m)

Main residence of 145m<sup>2</sup> comprising: 3 bedrooms, 2 bathrooms, stairs and hallway, living room and kitchen. In need of renovation and refurbishment. Garage and sunny terraces.

Independent gîte: entrance/dining area (3,5m x 6,6m), living area (3,8m x 3,8m) and kitchen (2,4m x 3,4m). Bedroom (2,3m x 4m) with shower room (1m x 4m), office (2m x 4,3m) and bedroom(4,3m x 3m) In need of complete renovation.

Several cellars and outbuildings of 150m<sup>2</sup> for storage or renovation.

Large south-facing garden with mountain views with separate access.

All dimensions are approximate.

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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