

Unique Catalan Village House, 1 Bedroom, 2 Bathrooms, Terrace, Cave, Garage, Stunning Mountain Vineyard Views

EXCLUSIVE



INFORMATION

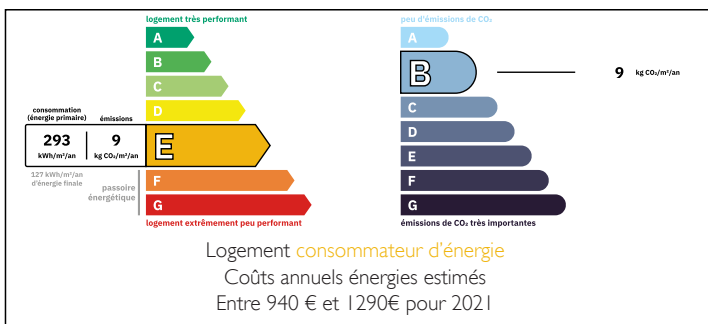
Town:	Montner
Department:	Pyrénées-Orientales
Bed:	1
Bath:	2
Floor:	51 m2
Plot Size:	20 m2

IN BRIEF

This delightful village house, radiates charm, and is ready for renovation, while retaining its distinctive Catalan features. Nestled in a picturesque rural winegrowing community, it is surrounded by vineyards and stunning landscapes. The locality provides ample opportunities for outdoor activities such as walking, cycling, exploring quaint charming villages and historic Cathar Castles. The vibrant city of Perpignan just 25-minutes drive, boasts excellent shopping and outstanding dining experiences. Perpignan old-town is rich in 13th-century medieval architecture, making it a pleasure to explore. Travel connections from Perpignan include, the Airport, Bus, Train and TGV services, major roadways and toll routes. The Mediterranean coast a mere 40-minute drive, features an abundance of beautiful sandy beaches, extending eastward towards Narbonne and westward to the Spanish border.

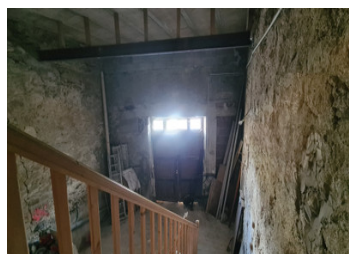


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

Unique three story bijou property, featuring a spacious terrace, cave, garage and potential for renovation, presenting an ideal opportunity for either a permanent residence or a holiday retreat.

Ground Floor

The entrance to this village house is approached via a charming pathway, set back from the street. Upon entering the front door, one is welcomed into a central living area that includes a cosy snug equipped with a modern wood burner. A doorway from the snug leads to a generous size open-plan kitchen and dining area, where glass folding doors open onto a large terrace, offering breath taking views of the surrounding mountains and vineyards.

Returning to the central living area, there is access to both the upper and lower levels.

First Floor:

From the snug, stairs ascend to a double bedroom complete with ensuite shower and WC.

Lower Ground on Two Levels:

Returning to the centre room, and near the front entrance, stairs descend to a spacious cave area that includes a second separate WC and shower room. This space offers various possibilities for conversion, perhaps as an occasional sleeping area or a serene cool space. Currently it is used for storage. The cave connects to a spacious garage, via a wooden staircase, with large double doors that open onto the street below.

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