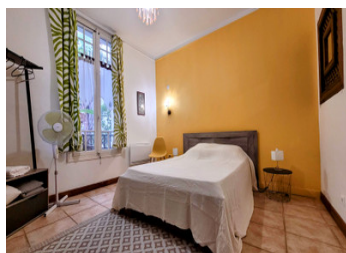
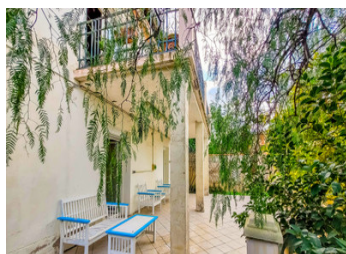


Spacious 4-Bed, 2-Bath Home in Port Vendres with Sunning Harbor Views, Rental Potential & Central Location

EXCLUSIVE



INFORMATION

Town:	Port-Vendres
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	147 m ²
Plot Size:	491 m ²

IN BRIEF

Seaside Investment Opportunity in Port Vendres – Stunning Harbor Views

Located in the picturesque harbor town of Port Vendres, this bright 4-bedroom, 2-bathroom home (147m²) offers breathtaking harbor views.

Just a short walk to the town center, shops, and harbor – perfect for seaside living!

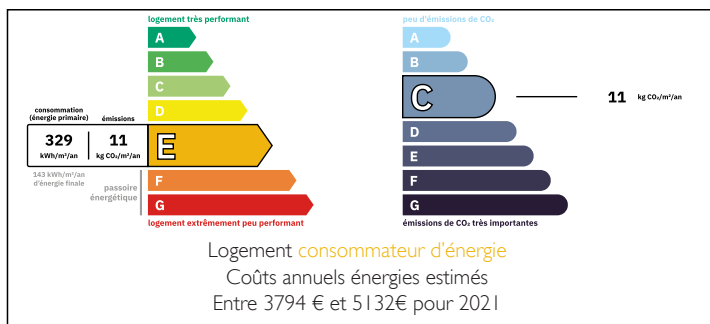
Open-plan living and dining areas with terrace and stunning harbor view.

Investment potential as easily adaptable into two separate units for rental income or multi-generational living.

Sought-after seaside location with high rental demand for both short-term and long-term rentals.

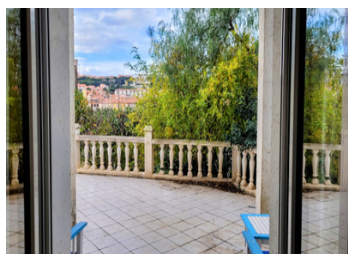
A rare opportunity in a prime location – live, work, or invest by the harbor! Contact me for more details or to schedule a viewing!

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.



DESCRIPTION

Nestled in the charming seaside town of Port Vendres, this spacious 4-bedroom, 2-bathroom property built in 1905 offers a fantastic opportunity for both family living and investment

Port Vendres is a popular hardbour town, with many commerces and restaurats.

Close to Perpignan with airport and TGV train station, plus short drive to Spain and Gerona airport.

House offers 147m2 habitable space.

Ground floor

- entrance hallway
- kitchen fitted and equipped, 13m2 with storage cupboards
- living area, with lounge and dining room, plus additional storage.
- Colonial style ceiling, with harbour views whilst seated inside.

Access to terrace, 18m2.

- Bedroom 1, 14m2 with access to terrace
- Bedrom 2, 13m2, with view over front garden
- Bathroom, 6m2, with walk in shower and double sink, fully tiled
- wc and sink

Lower level.

- internal staircase to lower level
- bedroom 3, 16m2 with access to lower terrace
- bedroom 4, 16m2 with access to lower terrace
- bathroom, 7m2, with bath tub and sink, fully tiled
- wc
- laundry room, 8m2
- cave/cellar, 35m2 (storage use only)

Exterior

- front garden, accessed via steps coming down from road level
- side path and storage shed
- rear garden, flat and level garden area with mature trees
- upper terrace with harbour views
- lower terrace

LOCAL TAXES

Taxe foncière: 1769 EUR

Taxe habitation: EUR

NOTES