

Charming Stone Village House in Eus with great views

EXCLUSIVE



INFORMATION

Town:	Eus
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	0 m2

IN BRIEF

Nestled in the picturesque and sought-after village of Eus, renowned as the sunniest village in France, this delightful south-facing property offers a perfect blend of charm, convenience, and stunning views.



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

The house features two good-sized bedrooms, both offering breathtaking views of Canigou. With its south-facing position, the home is bathed in natural light throughout the day, creating a warm and inviting ambiance.

Though compact, the property is thoughtfully laid out to maximize space. The kitchen and dining area provide a functional and cosy space, while the living room at the rear of the house offers a quiet retreat. A bathroom completes the main living spaces. Additional features include a cellar on the ground floor, ideal for storage or as a workshop, and the convenience of nearby parking, making this property both charming and practical.

Ideally situated, the home is just under an hour from both the ski resorts of the Pyrenees and the stunning Mediterranean beaches, offering the best of both worlds for outdoor enthusiasts and sun-seekers alike. Perpignan, with its excellent transport links including TGV services and an airport, is just 40 minutes away.

Perfect as a serene village residence or a lock-up-and-leave holiday home, this property is an excellent opportunity to enjoy the idyllic lifestyle of one of France's most beautiful regions.

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