

Fantastic village house with terrace, 3 bedrooms and an office - 10 minutes from the Med!

EXCLUSIVE



## INFORMATION

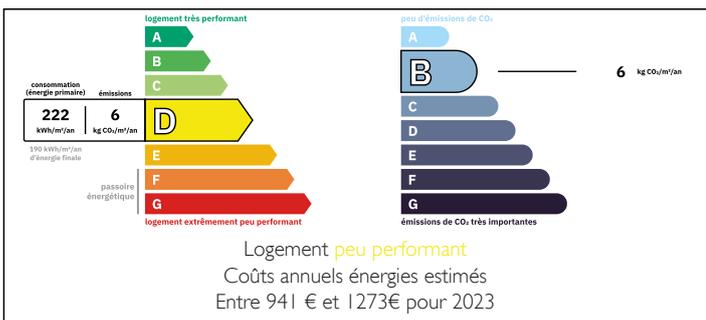
Town:	Elne
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	80 m <sup>2</sup>
Plot Size:	10 m <sup>2</sup>

## IN BRIEF

This lovely house in Elne is ready to move into, as well as to rent out for extra income when you're not using it!

Perfectly placed near the centre of the village, in 10 minutes you can be enjoying Mediterranean beaches, or just stay home and enjoy the house's good-sized terrace. On the ground floor is a large bedroom with ensuite bathroom and WC. Upstairs, the living room has a real fireplace and is open-plan to the fitted and equipped kitchen. The terrace leads directly off this area, so it's easy and practical to dine in the open air. On the 2nd floor is another double bedroom, shower room and WC. The office can also be used as an extra bedroom if you prefer. On the top floor is another large bedroom. The house is double-glazed and the whole...

## 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

Whether this fantastic property is for your personal use or to earn rental income, you're sure to like what you see!

The house comprises:

Ground floor:

Bedroom (10m<sup>2</sup>) with an ensuite bathroom and WC (6m<sup>2</sup>)

An adjoining area (5.5m<sup>2</sup>) is currently used as a music room

First floor:

Living room (12m<sup>2</sup>) with open-plan kitchen (11m<sup>2</sup>)  
Terrace (10m<sup>2</sup>)

Second floor:

Bedroom 2 (8.5m<sup>2</sup>)

Shower room (1.5m<sup>2</sup>) + WC with basin

Office (7m<sup>2</sup>)

Third floor:

Bedroom 3 (9.5m<sup>2</sup>)

Basement:

Workshop or storage space (24m<sup>2</sup>)

Surrounded by vineyards, orchards, and the rolling foothills of the Pyrenees, Elne is just a short drive from several Mediterranean beaches, making it a perfect base for exploring both the coast and the countryside. And at just half an hour from the Spanish border, you also have easy access to some unforgettable trips to the Spanish coastal towns, as well as attractive towns like Gerona and Figueras.

This house really has a lot going for it, so contact us to plan your visit!

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Additional information is available on request.

All measurements are approximate and non-contractual.

## LOCAL TAXES

Taxe foncière: 950 EUR

Taxe habitation: EUR

## NOTES