

Fantastic 5-bedroom stone town house with outside space, 10 minutes from the Med



EXCLUSIVE

## INFORMATION

Town:	Elne
Department:	Pyrénées-Orientales
Bed:	5
Bath:	2
Floor:	220 m <sup>2</sup>
Plot Size:	50 m <sup>2</sup>



## IN BRIEF

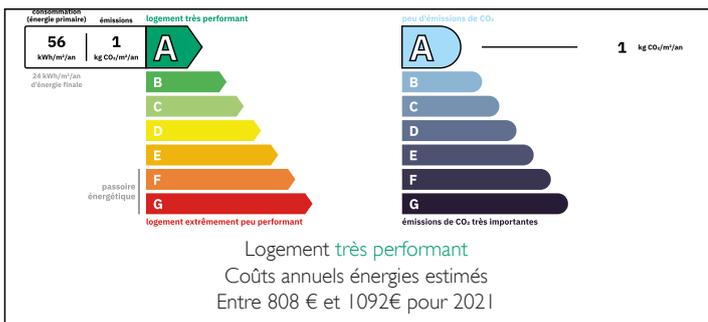
Characterful stone village houses are always highly sought after in the area, and this one really is something special!

The 'pièce de résistance' is the top floor, which is a huge (68m<sup>2</sup>) space with beautiful stone walls and wooden beams, around an open Catalan-style fireplace. Its well-equipped open-plan kitchen is particularly useful when entertaining!

The ground floor has a more modern feel to it, and offers a lovely bright living room/dining area, again with an open-plan kitchen. Leading directly onto the spacious terrace and BBQ area, you'll be eating outside all year round! The 2 good sized bedrooms plus bathroom with WC on this ground floor level will be very practical for some.

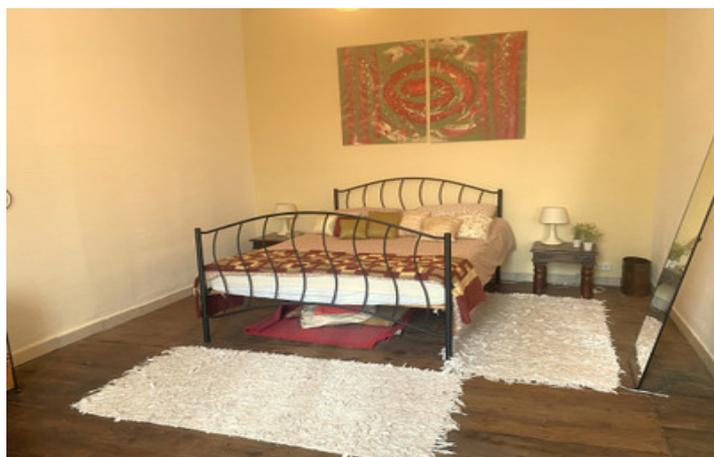
The first floor is home to 3 very large bedrooms plus a shower room with WC.

## ENERGY - DPE



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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

Surrounded by vineyards 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.

Ground floor:

The entrance hall leads to a comfortable, modern open-plan living room and kitchen (40m<sup>2</sup>). This leads directly out to the 50m<sup>2</sup> terrace, perfect for al fresco dining.

Bedroom 1 (12m<sup>2</sup>).

Bedroom 2 (11.5m<sup>2</sup>).

The bathroom, with its bath, shower and WC (8m<sup>2</sup>), means that everything you need can be found on this level.

First floor:

All 3 bedrooms on this level are much bigger than average for a house of this type and the character of each one is enhanced by the original wooden floors.

Bedroom 1 (18.5m<sup>2</sup>)

Bedroom 2 (18m<sup>2</sup>)

Bedroom 3 (16m<sup>2</sup>)

Finally a shower room with WC (6m<sup>2</sup>) completes this level.

Second floor:

Enormous (68m<sup>2</sup>) reception room with stone walls, wooden beams, open fireplace and open-plan kitchen. An amazing space to enjoy with family and/or guests.

This unique property won't be available for long, so contact us now to arrange your visit!

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Additional information is available on request.

All measurements are approximate and non-contractual.

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## LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

## NOTES