

Fantastic stone property with sunny south-facing courtyard - Rasiguères



EXCLUSIVE

INFORMATION

Town:	Rasiguères
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	100 m ²
Plot Size:	50 m ²



IN BRIEF

In the heart of the pretty wine-growing village of Rasiguères, this beautiful stone house perfectly blends character and modern comfort. Situated in a tranquil setting, it makes an ideal permanent home or holiday retreat.

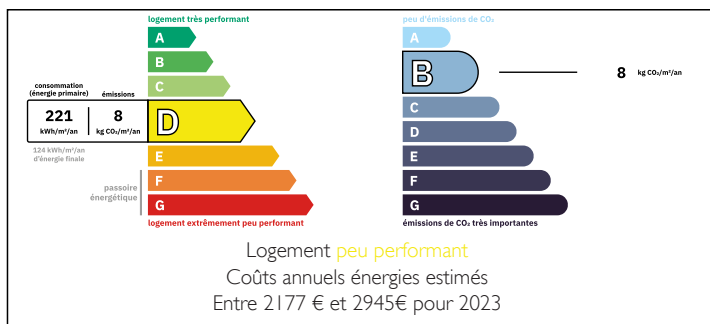
The house has plenty of charm with exposed wooden beams throughout. The recently installed kitchen is open-plan to the dining area, which leads directly to the sunny, south-facing courtyard, so eating al fresco is always a convenient and tantalising option!

Upstairs, the stylish living room is spacious yet cosy, with its wooden floor and attractive wood-burning stove.

The large (22m²) master bedroom occupies the whole of the top floor and has lovely views of the surrounding hillsides.

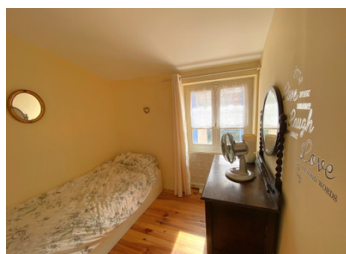
Currently the house is configured to include a further 2 small bedrooms, however these could be combined to create one larger bedroom if required.

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

With its beautiful stone exterior and large south-facing courtyard, this characterful house has a lot going for it.

Set in the centre of the peaceful village of Rasiguères and surrounded by rolling vineyards, the property is less than 45 minutes from beautiful Mediterranean beaches.

It comprises:

On the ground floor:

- Large recently installed kitchen (11m²) which is open-plan to the dining area (19m²). This leads straight out to the south-facing courtyard, which is perfect for eating al fresco.

- Recently installed shower room (6.5m²) with shower, basin and WC.

On the first floor:

- Spacious yet cosy living room (27m²) with exposed wooden beams and wood-burning stove.

- 2 rooms currently being used as bedrooms (6m² each) which could be combined to create one larger bedroom if required.

- Bathroom (3m²) with bath, basin and WC.

On the second floor:

- Master bedroom (22m²) with lovely views of the surrounding hillsides.

Whether you're looking for a permanent home or a place to spend peaceful holidays, this house could be perfect for you. Contact us for more information or to arrange a visit!

Additional information is available on request.

All measurements are approximate and non-contractual.

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

LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

NOTES