

Village house over three floors for renovation, in an historic village on the Spanish border. OFFERS INVITED



INFORMATION

Town:	Coustouges
Department:	Pyrénées-Orientales
Bed:	6
Bath:	1
Floor:	163 m2
Plot Size:	6 m2

IN BRIEF

Traditional village house over three floors (+ attic) requiring full renovation. Many original features including stone steps, flagstone floors and fireplaces including in kitchen. Access to small terrace area at back of property directly overlooking graveyard and Coustouges' beautiful 12th Century church. Easy access to nature and the beautiful landscape surrounding the village.

Coustouges is an attractive village on the frontier nestled in the mountains between the Pyrénées Orientales and Catalonia with a bar/restaurant and local services. The airport at Girona is under 1h30 drive. Good access to Figueres (50m) and the Costa Brava (1h10) on the Spanish side and to Perpignan (1h20) and the Mediterranean beaches in France.

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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

Ground floor: entrance hall (18m²), living room (15m²) bathroom (4,7m²), WC (1m²) and laundry (10m²). Original stone steps to:

First floor: hallway (10m²), kitchen (17m²) with fireplace and window to rear, access to small terrace 6m², bedroom 1 with two windows to front (16m²), bedroom 2 with one window to front (13m²), stairway to:

Second floor: hallway,(8m²) office 8m², bedroom 3 with window to front (16m²), bedroom 4 with two windows to front (16m²) with access to dressing room (8m²). Staircase to:

Attic with windows to front (61m²)

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

LOCAL TAXES

Taxe foncière: **498 EUR**

Taxe habitation: **EUR**

NOTES