

Ref: A35779CTG66

Price: 90 000 EUR

agency fees to be paid by the seller

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



INFORMATION

Town: Coustouges

Department: Pyrénées-Orientales

Bed: 6

Bath:

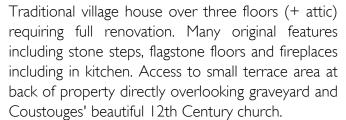
Floor: 163 m²

Plot Size: 6 m²





IN BRIEF



Coustouges is an attractive village on the frontier between the Pyrénnées Orientales and Catalonia with a bar/restaurant and local services. The airport at Girona is under Ih30 drive. Good access to Figueres (50m) and the Costa Brava (Ih10) on the Spanish side and to Perpignan (Ih20) and the Mediterranean beaches in France.









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.





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LOCAL TAXES

Taxe foncière: 498 EUR

Taxe habitation: EUR

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 I 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

NOTES