

Charming Renovated Village Home with Terrace, Views and Garage

EXCLUSIVE



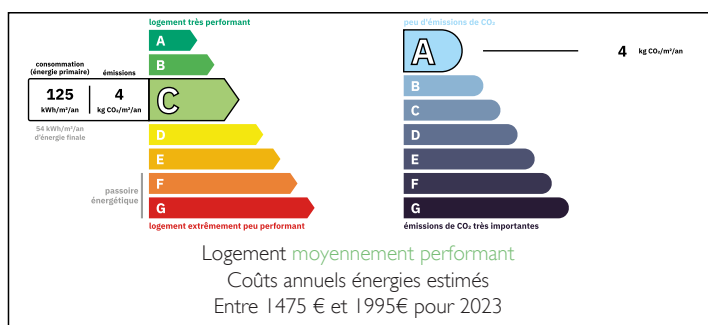
INFORMATION

Town:	Ria-Sirach
Department:	Pyrénées-Orientales
Bed:	3
Bath:	3
Floor:	140 m2
Plot Size:	0 m2

IN BRIEF

This beautifully renovated property is situated in the heart of the picturesque village of Ria-Sirach, just five minutes from the bustling market town of Prades. Ideally located, it offers easy access to Perpignan with its airport and excellent transport links (30 minutes), Mediterranean beaches (40 minutes), and ski resorts in the Pyrenees (45 minutes), making it perfect as a permanent residence, holiday home or investment.

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

Set over three levels, the home offers a bright and flexible layout. The ground floor features a welcoming entrance hall leading to a versatile space currently used as an occasional bedroom and office, along with a shower room and WC. There is also an attached garage with electric doors and useful storage space.

On the first floor, the open-plan kitchen, dining and living area is the heart of the home—bright and spacious with a warm, inviting feel. From here, you can access the recently converted barn which now houses a generous double bedroom with a dressing area and stylish en suite shower room, all under a new roof.

The top floor includes a further bedroom with its own en suite shower room, as well as a cosy sitting room with lovely views. Sliding doors open out onto a large sun terrace, offering the perfect place to relax and enjoy the panoramic outlook over the rooftops and towards the iconic Mount Canigou. Full of charm and finished to a high standard, this unique property blends character features with modern comfort in a beautiful village setting.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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