

Village House with 4 Bedrooms, Roof Terrace & Outbuilding



INFORMATION

Town:	Olette
Department:	Pyrénées-Orientales
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	0 m2



IN BRIEF

Located in the charming village of Olette, this two-sided village house offers approximately 100 m² of living space spread over three levels, with generous volumes and great potential.

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

The ground floor features an independent kitchen, a living room, a utility room, and a cellar. On the first floor, you'll find two bedrooms, a bathroom with toilet, and access to a rear street, offering the possibility of a second independent entrance. The second floor includes two additional bedrooms and a study, ideal for remote work or hobbies.

The attic has been converted into a cozy lounge area opening onto a pleasant rooftop terrace with open views — perfect for relaxing or outdoor dining.

Just a few steps from the house, a 30 m² outbuilding (grange) provides secure space for storing motorbikes or bicycles, and could be converted to suit your needs (workshop, studio, etc.).

Some updating work is to be expected, but this property is ideal as a main residence, a holiday home, or a rental investment in the heart of the Pyrénées-Orientales.

LOCAL TAXES

Taxe foncière: 976 EUR

Taxe habitation: EUR

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

NOTES