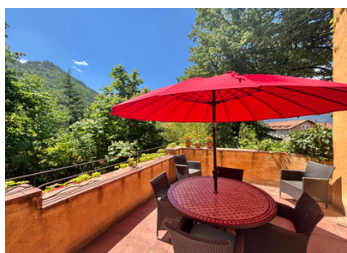


1930s character property with garden, terraces and garage



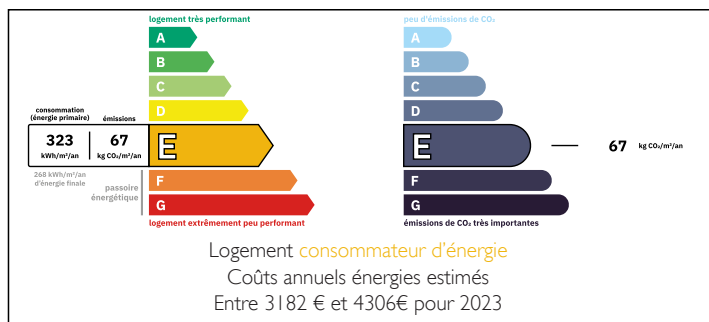
## INFORMATION

Town:	Vernet-les-Bains
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	122 m <sup>2</sup>
Plot Size:	363 m <sup>2</sup>

## IN BRIEF

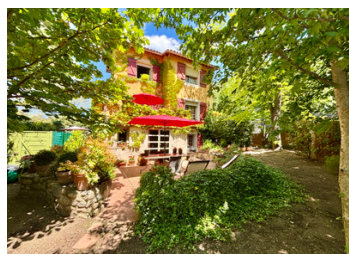
Located in the heart of Vernet-les-Bains, a picturesque spa village nestled at the foothills of the French Pyrenees, this elegant 1930s character home offers approximately 120 m<sup>2</sup> of living space and is full of charm and period detail. Ideally situated close to local amenities, cafés, and the famous thermal baths, the property combines timeless style with modern comfort

## 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.



## LOCAL TAXES

**Taxe foncière:** 1775 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

On the ground floor, the house opens into a bright and inviting living room with a built-in library and French doors that lead out onto a private sun terrace offering beautiful mountain views and overlooking the mature garden. The adjoining dining room also benefits from direct access to the terrace, creating a seamless connection between indoor and outdoor living. The separate, fully equipped country-style kitchen includes a pantry area and a guest toilet.

Upstairs, there are two spacious bedrooms. The main bedroom enjoys dual-aspect views, with one window facing the historic castle and church, and the other framing the surrounding mountains. The second bedroom features a walk-in wardrobe and generous storage. A beautifully finished bathroom with mosaic tiling and underfloor heating adds a touch of luxury. An additional room on this floor, currently used as a dressing room, could easily be converted into a third bedroom if desired.

The lower level of the house, accessible directly from the kitchen, offers further flexible living space. It includes a laundry area, a second WC and shower room, and an office that can double as an occasional bedroom. This level also features a dedicated Jacuzzi room with underfloor heating and direct access to a terrace and the garden, creating a private wellness space within the home.

Completing the property is a spacious, easily accessible garage with electric doors. With its combination of character, comfort, and ideal location, this property is a rare find in one of the region's most sought-after...