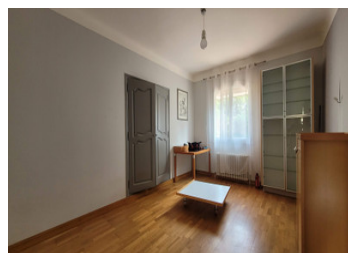
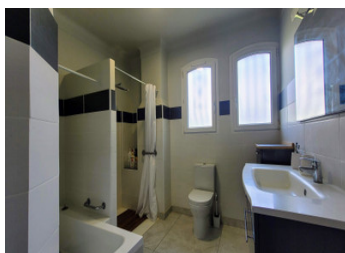


Spacious Property with Land, 2 Habitations & Outbuildings, quiet location near lively town and 30 mins sea



## INFORMATION

Town:	Thuir
Department:	Pyrénées-Orientales
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	6600 m2



## IN BRIEF

Located on a quiet semi-rural residential road in the town of Thuir, this versatile property offers privacy, space, and potential. Shops and cafés are nearby, and Mediterranean beaches are just 30 minutes away by car.

The property includes two independent living areas:

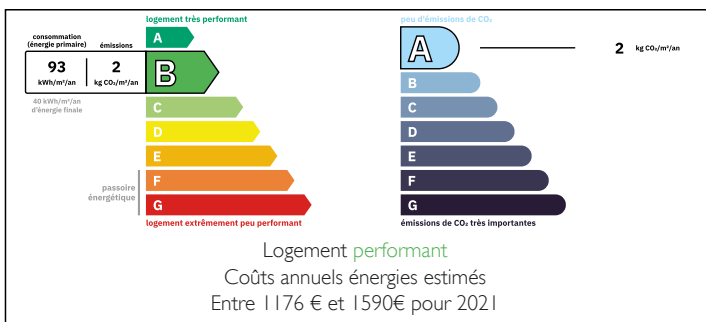
Upper floor (110 m<sup>2</sup>): kitchen, lounge, 3 bedrooms, bathroom, WC, terrace

Lower level (80 m<sup>2</sup>): open-plan kitchen/lounge, 2 bedrooms, bathroom

With a modern interior, double glazing and reversible air conditioning the property is suitable for use as a gîte or for multi-generational living.

Additional features include a swimming pool with sun terrace, garages, and ample parking.

## 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: 1350 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Spacious Property with Land, 2 Habitations & Outbuildings

Located on a quiet, semi-rural residential road in the vibrant town of Thuir, this versatile property offers the best of both worlds, close to amenities, yet a large, private plot surrounded by nature. Thuir is a popular market town with all shops, services, restaurants, and schools, only 20 minutes from Perpignan (airport, TGV), 30 minutes to Mediterranean beaches, and 30 minutes from the Spanish border.

The property offers 3 separate entrances: for ease of access to the main house, the hangar, and the field.

Main House (1st Floor)

Fully equipped modern kitchen (16 m<sup>2</sup>) opening onto a terrace with panoramic views

Bright lounge (29 m<sup>2</sup>) with terrace access

Bedroom 1: 16 m<sup>2</sup>

Bedroom 2: 14 m<sup>2</sup>

Bedroom 3: 14 m<sup>2</sup>

Bathroom (8 m<sup>2</sup>): bathtub, shower, sink, WC

Separate WC

Laundry room

All bedrooms feature timber flooring and built-in cupboards.

Ground Floor Apartment (Converted Garage – Renovated 2017)

Open-plan living area: 30 m<sup>2</sup>

Fitted kitchen: 10 m<sup>2</sup>

Bedroom 1: 15 m<sup>2</sup>