

## Charming 3-bed character home with garage and huge potential for additional living space

## EXCLUSIVE



## INFORMATION

Town:	Elné
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	12 m2

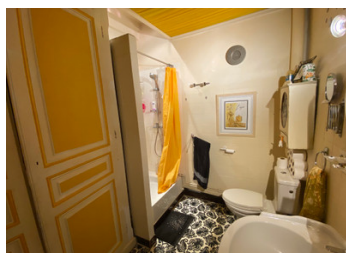
## IN BRIEF

Situated near the centre of Elna, a short 10-minute drive from the Mediterranean coast, this delightful 3-bedroom character home offers a perfect blend of traditional charm, generous space, and exciting potential for further development.

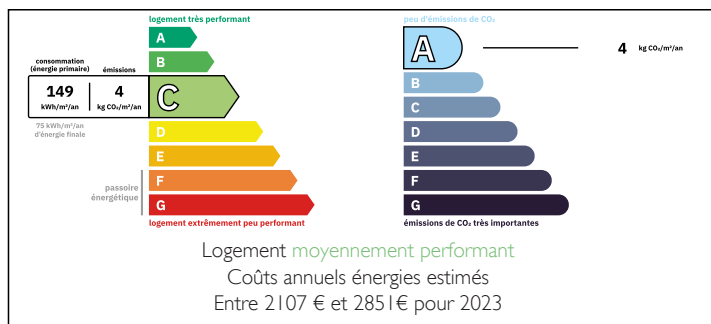
On the ground floor is a large garage plus another huge room, currently used as an artist's studio. This could easily be used as living space or even converted into a studio apartment for guests, or to earn some rental income.

The first floor retains many original features, including original Catalan tiles, exposed beams and areas of exposed stone wall. With 90m<sup>2</sup> of ready-to-move-into space, this level has 2 large bedrooms of 16m<sup>2</sup> each, one of which leads to a large balcony with plenty of room to sit out and enjoy the sunshine.

The 3rd bedroom (14m<sup>2</sup>) is on the top level where, with a...

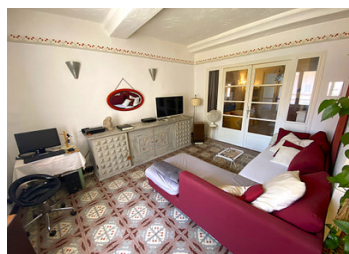


## ENERGY - DPE



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:	2000 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

This charming townhouse near the centre of Elné is made up of a large 3-bedroom area of characterful ready-to-move-into habitable space, plus huge potential for further development.

It comprises:

Ground floor:

A very large garage (34m<sup>2</sup>), tiled throughout

A huge room (57m<sup>2</sup>), currently used as an artist's studio, which could be used as living space or even converted into a studio apartment for guests, or to earn some rental income.

First floor (This level has beautiful original Catalan floor tiles throughout):

Kitchen (14m<sup>2</sup>) which is open-plan to the living room (14m<sup>2</sup>)

An adjoining lounge (14m<sup>2</sup>) is a lovely cosy space with an attractive pellet burner

Shower room (6m<sup>2</sup>) with shower, basin and WC

Bedroom 1 (16m<sup>2</sup>)

Bedroom 2 (16m<sup>2</sup>) leading onto a large balcony with plenty of room for a table and chairs, to sit out and enjoy the sunshine

Second floor:

An enormous attic space (65m<sup>2</sup>) with enormous potential for conversion into habitable space

An additional room of 16m<sup>2</sup>, which could also be converted, or used as a useful storage room

If you're looking for a house which is perfectly ready to move into with potential to increase the living space and its value, then this one could be ideal.

Contact us quickly for further information or to arrange a visit!

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Additional information is available on request.

All measurements are approximate and