

Elegant Maison de Maître with 6 bedrooms, garden, pool and garage.

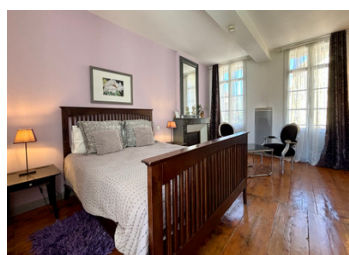
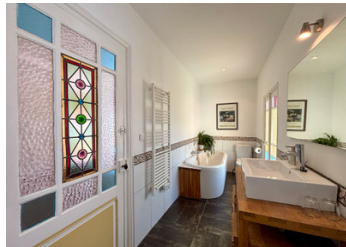


## INFORMATION

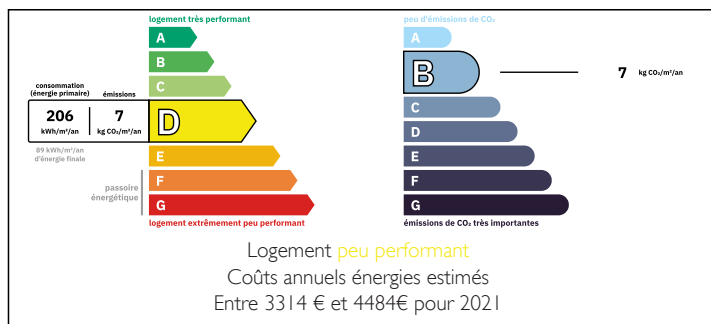
Town:	Prades
Department:	Pyrénées-Orientales
Bed:	6
Bath:	5
Floor:	212.8 m2
Plot Size:	889 m2

## IN BRIEF

Nestled in a charming market town of Prades, this beautifully presented Maison de Maître offers 212 m² of refined living space, seamlessly blending period charm with modern comfort. A secluded, easy to maintain garden, with swimming pool, and shaded terrace, plus a spacious garage. This property is perfect as a luxurious family residence or a boutique bed & breakfast, as currently operated.

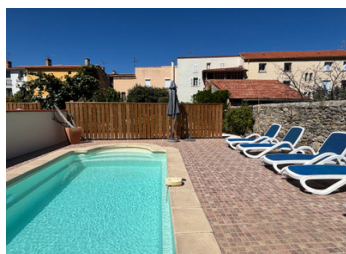


## ENERGY - DPE



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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:** 3482 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This charming Maison de Maître, offering over 200 m<sup>2</sup> of living space across four levels, combining period charm with modern comfort. With 6 bedrooms, multiple living areas, and stunning views towards Mount Canigou, this exceptional property is currently run as a bed & breakfast, but would also make a perfect large family home or holiday retreat.

### Ground Floor

Elegant entrance hall (4 m<sup>2</sup>)

Central corridor connecting all main rooms and access to terrace.

Dining room with access to shaded terrace. (18 m<sup>2</sup>)

Spacious living room with open plan modern kitchen (28 m<sup>2</sup>) and access to the garden.

WC

Comfortable reception room (19 m<sup>2</sup>)

### First Floor

Family suite with two bedrooms (20 m<sup>2</sup> and 17 m<sup>2</sup>) and shared bathroom with WC (8 m<sup>2</sup>)

Double bedroom (19 m<sup>2</sup>) with en-suite shower room (4 m<sup>2</sup>)

### Second Floor

Spacious suite with bedroom (19m<sup>2</sup>), Shower room with WC (3m<sup>2</sup>), living room (14 m<sup>2</sup>) opening onto a private balcony with panoramic views towards the mountains

Double bedroom (21 m<sup>2</sup>) with en-suite shower room and WC (3m<sup>2</sup>)

### Third Floor