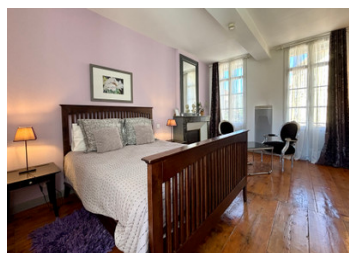
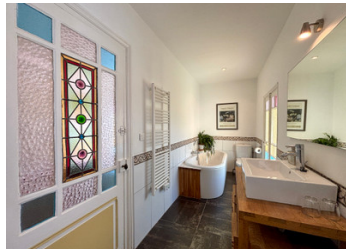


Elegant Maison de Maître with 6 bedrooms, garden, pool and garage.



INFORMATION

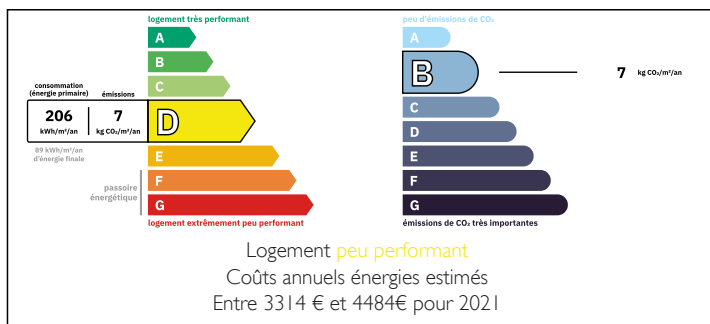
Town:	Prades
Department:	Pyrénées-Orientales
Bed:	6
Bath:	5
Floor:	212.8 m ²
Plot Size:	889 m ²



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



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

This charming Maison de Maître, offering over 200 m² 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 m²)

Central corridor connecting all main rooms and access to terrace.

Dining room with access to shaded terrace. (18 m²)

Spacious living room with open plan modern kitchen (28 m²) and access to the garden.

WC

Comfortable reception room (19 m²)

First Floor

Family suite with two bedrooms (20 m² and 17 m²) and shared bathroom with WC (8 m²)

Double bedroom (19 m²) with en-suite shower room (4 m²)

Second Floor

Spacious suite with bedroom (19m²), Shower room with WC (3m²), living room (14 m²) opening onto a private balcony with panoramic views towards the mountains

Double bedroom (21 m²) with en-suite shower room and WC (3m²)

Third Floor

LOCAL TAXES

Taxe foncière: **3482 EUR**

Taxe habitation: **EUR**

NOTES