LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40333CTG66 Price: 87 000 EUR

agency fees to be paid by the seller

Traditional village house over 4 floors in historic mountain village on the French-Spanish border















INFORMATION

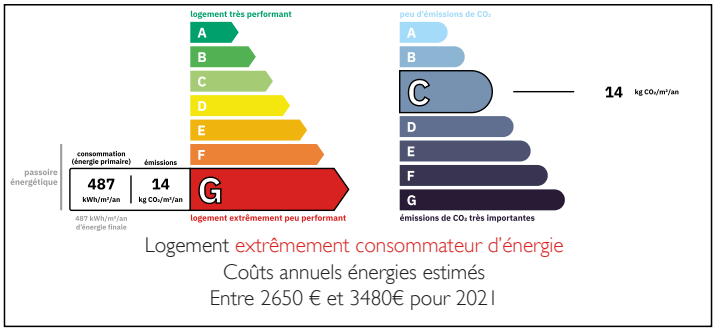
Town:	Coustouges
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	0 m2

IN BRIEF

Set in the historic mountain village of Coustouges on the French-Spanish border, this characterful house spans four floors and offers a blend of rustic charm, creative space, and tranquil living. Coustouges is a picturesque, historic village surrounded by forested mountains and natural beauty. Just 10 minutes from a golf & spa resort, and within easy reach of Girona (1h15) and Barcelona (2h15) airports, this is an ideal escape for nature lovers, artists, or anyone seeking a peaceful second home in the Pyrenees.

The property has many original features and comprises:
Two bedrooms
A spacious kitchen
Comfortable living room
Bathroom and separate laundry room
Workshop/artisanal spaces on ground floor
A large attic/loft room with high ceilings – perfect as a studio, extra bedroom, or creative space

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2650 € et 3480€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **731 EUR**

NOTES

DESCRIPTION

The property features:
Ground floor
* Double front onto the Church square:
* Entrance hall with workshop space 5,4m x 3,1m to the right
* Artisanal space or accessible 3rd bedroom 3,7m x 2,7m and 3,7m x 2,8m
Original stairs to:
First floor
* hallway 1,9m x 2,9m with WC
* kitchen with windows on 2 sides, sink and stove 5,7m x 3,4m
* living room with woodburning stove, window to front and original beams and floorboards 5,9m x 3,5m
* stairs to:
Second floor
*landing leading to:
* laundry room with plumbing for washing machine, sink, plenty of storage and window 3.7m 3,1m
* bedroom 1 with window to front 3?5m x 3,8m and office/dressing room behind 2,5m x 4m
* bedroom 2 with corner cupboard, exposed beams and window to front 3,1m x 2,9m
* bathroom with washbasin, WC and shower 1,9m x 1,7m
stairs to:
Third floor:
* large attic/loft comprising two spaces with exposed stonework, beams and floorboards. windows to 2 sides.4,2m x 5,9 m and 5,3m c 6,1m. Ceiling height 2,6m - 3,8m
*stairs to small mezzanine. Fireplace.

All dimensions are approximate

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr