

Detached 3 bedroom house, with garage and garden in walking distance of the town centre.



INFORMATION

Town:	Prades
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	590 m2

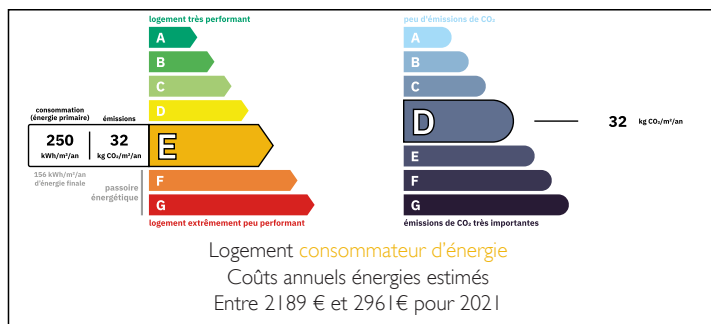


IN BRIEF

A lovely detached 3 bedroom property with lots of potential, also has a garage and garden, and is situated just a short walk from the centre of Prades and its amenities.

Prades, a market town between the Mediterranean 50km away (40mins) and the ski slopes 48km (1 hr). Only 36km away (25 min) is the cultural city of Perpignan that has an international airport and a railway station with TGV links throughout France and Spain including Barcelona.

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.



DESCRIPTION

Bright detached house, south-facing, just a stone's throw from the town centre.

Ideally located, only a few minutes' walk from the centre and all amenities of the market town of Prades, this charming detached house is waiting to be refreshed by its new owners.

The property offers private off-street parking as well as a pleasant front courtyard garden, perfect for enjoying sunny days.

A few steps lead up to the main entrance, which opens onto a bright and welcoming living room. This level also includes a bedroom, a shower room, and a separate toilet.

Overlooking the garden, the house features a kitchen with an American-style breakfast bar, open to the dining room and offering an unobstructed view of the garden, creating a bright and comfortable living space.

Upstairs, you will find two additional spacious bedrooms, one of which includes a walk-in closet, as well as a shower room and a separate toilet.

Finally, at the rear of the property, a large garden awaits your personal touch to become a true haven of peace.

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

LOCAL TAXES

Taxe foncière: 1814 EUR

Taxe habitation: EUR

NOTES