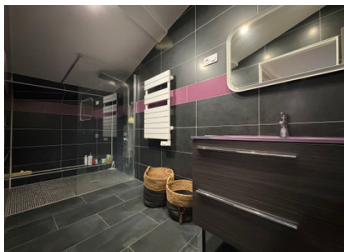


Village house with 2 bedrooms, open-plan kitchen and living room, and garage

EXCLUSIVE



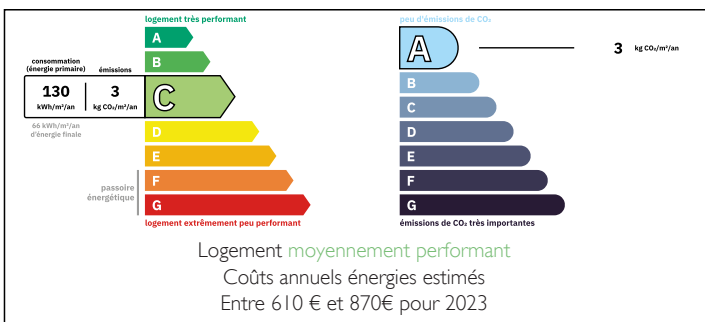
## INFORMATION

Town:	Ortaffa
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	52 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Charming house in Ortaffa, in a quiet area close to shops and amenities. It features a large garage, a bright living space with open-plan kitchen, reversible air conditioning and a pellet stove, as well as two bedrooms, including one with private bathroom. Well-maintained property, ideal as a main residence or rental investment.

## 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

Charming house located in Ortaffa, in the Occitanie region, in a quiet area close to shops and village amenities. The property is spread over three levels. On the ground floor, a large garage provides ample space for parking and storage. The first floor features a pleasant living area with an open-plan kitchen and lounge, equipped with reversible air conditioning and a pellet stove, as well as a comfortable bedroom. The second floor is entirely dedicated to a beautiful master bedroom with its own private bathroom. The house is well maintained, functional, and offers all the comfort needed for a main residence or a rental investment.

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

## LOCAL TAXES

**Taxe foncière: 960 EUR**

**Taxe habitation: EUR**

## NOTES