





## DESCRIPTION

This beautiful stone house in Eus, with its 3 bedrooms, garden, terrace and exceptional views of Mount Canigou and the surrounding countryside, really is something special. Recently renovated to a high standard it is perfect as a permanent residence or holiday home.

It could also be ideal for you if you're looking to earn some extra revenue. Situated in what is renowned as one of the prettiest villages in France as well as the sunniest, it's no surprise that the house has proven holiday rental potential!

The additional outbuilding could also be renovated to provide further accommodation, subject to any necessary permissions.

The property comprises:

Ground floor:

Kitchen/diner (25m<sup>2</sup>) with woodburner, leading out to the garden

Living room (22m<sup>2</sup>) leading out to the garden

Outbuilding (27m<sup>2</sup>)

First floor:

Bedroom 1 (12m<sup>2</sup>) with ensuite bathroom (5m<sup>2</sup>) containing a bath and WC

Bedroom 2 (9m<sup>2</sup>)

Both bedrooms lead directly to the south-facing terrace (13m<sup>2</sup>)

Second floor:

Master suite comprising the huge bedroom 3 (21m<sup>2</sup>) plus ensuite shower room (4m<sup>2</sup>) with shower and WC

Stone houses in Eus are always highly sought-after, so contact us quickly if you have any questions or to organise a visit!

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Additional information is available on request.

All measurements are approximate and

## LOCAL TAXES

Taxe foncière: **875 EUR**

Taxe habitation: **EUR**

## NOTES