

Beautiful 4-bedroom house with 3 terraces, stunning Canigou views and 66m outbuilding with parking and garden

EXCLUSIVE



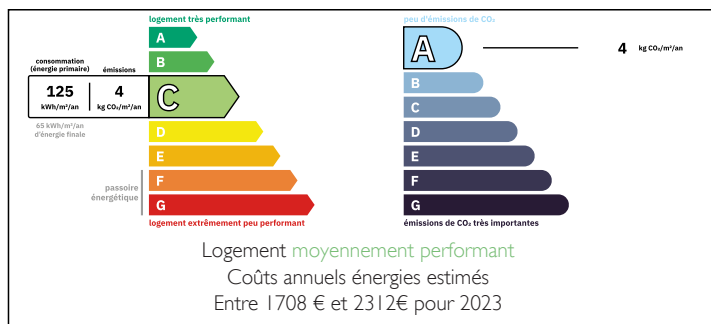
## INFORMATION

Town:	Rodès
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	140 m2

## IN BRIEF

This characterful, recently renovated south-facing house is in the lovely village of Rodès and offers 160m<sup>2</sup> of bright and welcoming living space. Each of the 4 spacious bedrooms enjoys breathtaking uninterrupted views of the majestic Mount Canigou. You're spoilt for choice with its 3 sunny south-facing terraces, perfect for outdoor dining and relaxation while taking in the spectacular mountain scenery. Full of character, the home blends traditional charm with modern comforts such as air conditioning and double glazing. An immense 66 m<sup>2</sup> stone barn with its own parking and garden is a superb bonus - ideal for converting into a guest house, studio or additional living space. Rodès is highly sought-after for its perfect position between sea and mountains – you can be on the beach within half an hour, or on the ski slopes in an hour! At just...

## 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

This beautiful house in Rodès, with its 4 large bedrooms (each with its own breathtaking view of Mount Canigou), 3 south-facing terraces and 66m<sup>2</sup> outbuilding with parking and garden, is a rare find.

Recently renovated, 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. With its enviable location within easy reach of Mediterranean beaches, ski slopes and the Spanish Costa Brava, it can easily be rented out to holiday makers when you're not using it yourself.

The living room and 3 of the bedrooms are equipped with brand new reversible air conditioning.

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

The property comprises:

Ground floor:

Living room (25m<sup>2</sup>) with characterful fireplace, leading out to a large terrace (34m<sup>2</sup>)

Utility room (7m<sup>2</sup>) with built-in barbecue on the terrace. This could be converted into a practical summer kitchen

Kitchen (11m<sup>2</sup>) with a large pantry (11m<sup>2</sup>)

Shower room (7m<sup>2</sup>) and WC (2m<sup>2</sup>)

First floor:

Bedroom 1 (11m<sup>2</sup>)

Bedroom 2 (18m<sup>2</sup>) leading out to a large terrace (25m<sup>2</sup>)

Ensuite bathroom (6m<sup>2</sup>) + WC (2m<sup>2</sup>)

Walk-in wardrobe (6m<sup>2</sup>)

Office (8m<sup>2</sup>) which could be used as an additional bedroom

Second floor:

Bedroom 3 (12m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: 920 EUR

Taxe habitation: EUR

## NOTES