

Beautiful stone village house which offers 2 bedrooms and a small garden

EXCLUSIVE



## INFORMATION

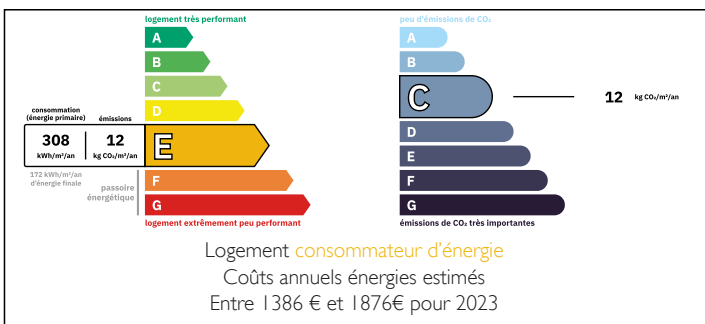
Town:	Corbère
Department:	Pyrénées-Orientales
Bed:	1
Bath:	2
Floor:	55 m <sup>2</sup>
Plot Size:	80 m <sup>2</sup>

## IN BRIEF

Corbere is well situated and just 15 minutes from the market towns Thuir and Ille-sur-Têt.



## 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

The ground floor features a cosy living and dining area complete with a wood-burning stove, creating a perfect space for relaxing year-round. This area flows through to a versatile room currently used as a second living space, which could equally serve as a bedroom. This room benefits from its own separate shower room and WC,

From the main living area, stairs lead up to the principal bedroom, a comfortable and private retreat with its own WC and washbasin.

Outside, the property enjoys a sunny garden and terrace area( approx 25m<sup>2</sup>)—ideal for dining or simply soaking up the Mediterranean climate. In addition, there is access to a cellar with concrete flooring, providing useful storage space.

This delightful home is perfect as a permanent residence, holiday getaway, or investment property in a sought-after village setting.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES