

Charming stone village house with terrace, courtyard and garage.



EXCLUSIVE

## INFORMATION

Town:	Finestret
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	106 m2
Plot Size:	0 m2

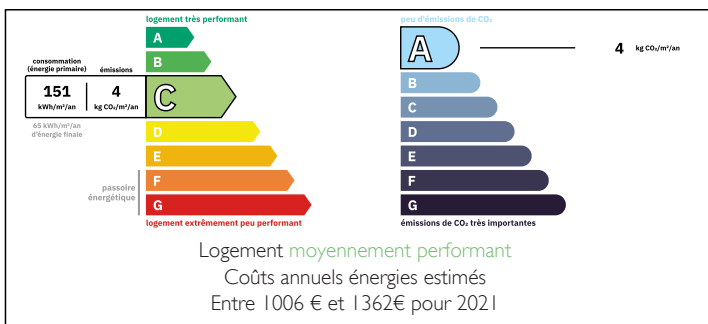


## IN BRIEF

This charming stone property is situated in the heart of the pretty Catalan village of Finestret which has a daily bread delivery and is situated a 5 minute drive (3km) from the lively village of Vinca that has amenities, swimming lake and a railway station. Finestret is situated between the sea, 42km and the ski slopes - 36km to the closest ski station. The cultural city of Perpignan is 31km (25 minute drive), which has an international airport and train station with TGV train links to Barcelona.



## 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

This charming stone property is nestled in the picturesque village of Finestret, offering a perfect blend of character and comfort. Ideal as a holiday retreat or a welcoming family home, it retains a wealth of original features throughout.

Step through the wooden doors and beneath a beautiful stone archway to discover the hidden gem within.

An ancient stone staircase leads to the first floor, where you are greeted by a 17 m<sup>2</sup> covered terrace boasting delightful views over the village rooftops and surrounding countryside. From here, you can access the 18 m<sup>2</sup> independent kitchen, spacious enough to accommodate a dining table. The bright and airy lounge features high ceilings, a wood-burning stove, and French doors opening directly onto the terrace—perfect for indoor-outdoor living.

The first floor offers three bedrooms measuring 9 m<sup>2</sup>, 11 m<sup>2</sup>, and 17 m<sup>2</sup>, one of which benefits from an en-suite shower room with WC. The main bathroom is full of charm, featuring a classic roll-top bath and an impressive exposed wooden beam.

Outside, the courtyard includes a wood store and a utility room, while the garage at the front of the property provides ample space for parking and additional storage.

There are air conditioning unit in the living room and the bedrooms.

The house has been successfully rented as a year-round holiday home, thanks to its location in a region known for its excellent climate and wide range of outdoor activities.

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Information about risks to which this property is exposed is available on the G eorisques website :...

## LOCAL TAXES

Taxe fonci re: 922 EUR

Taxe habitation: EUR

## NOTES