

Detached Villa with Pool and Mountain Views on the Outskirts of Eus

EXCLUSIVE



INFORMATION

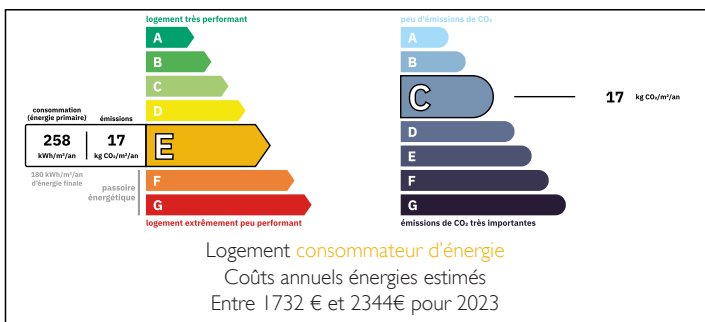
Town:	Eus
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	3990 m2

IN BRIEF

Set in a private position on the outskirts of the sought-after village of Eus, just a short drive from Prades in the Pyrénées-Orientales, this detached single-storey villa enjoys approximately 4,000 m² of grounds, mountain views in a rural setting.



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 accommodation is arranged entirely on one level and comprises a welcoming open-plan living room with kitchen and dining area, centred around an inset wood-burning stove. There are two double bedrooms, an en-suite shower room, a dressing room and a practical utility/laundry room and veranda

Outside, the property is approached via a private driveway, offering ample parking. A detached garage with easy access and a separate storage building provide excellent additional space for vehicles, tools or hobbies.

The mature grounds surround the property, with established trees and terraces creating a sense of privacy. The swimming pool is ideally positioned to take advantage of the views across the surrounding countryside towards the mountains, making it an ideal space

The house is comfortable and fully usable as it stands but would benefit from some cosmetic updating, allowing a new owner to personalise the interior. The swimming pool also requires refurbishment, presenting an opportunity to restore it to its full potential.

Located in a countryside setting outside the village centre, the property combines privacy and space while remaining only a few minutes from the amenities of Prades and within easy reach of both the Mediterranean coast and the ski resorts of the Pyrenees.

NOTES

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