LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46927SSA66 Price: 130 769 EUR

agency fees to be paid by the seller

Charming village house – ideal holiday home in the beautiful Albères

INFORMATION

Town:	Montesquieu-des-Albères
Department:	Pyrénées-Orientales
Bed:	1
Bath:	1
Floor:	41 m2
Plot Size:	0 m2

IN BRIEF

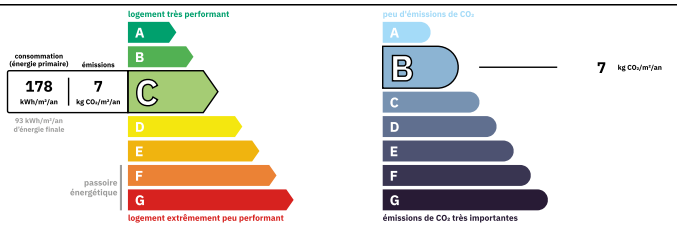
Located in the picturesque village of Montesquieu-des-Albères, this delightful one-bedroom village house offers an excellent opportunity to own a low-maintenance home just minutes from the Mediterranean coast and the Spanish border.

Offering 41m² of living space, the property is ideal as a lock-up-and-leave holiday home, a first purchase or a rental investment.

The ground floor comprises a sitting/dining room and a kitchen, while upstairs you'll find a large double bedroom with balcony and a mezzanine floor and a separate shower room.

The property is in good overall condition, allowing the next owner to move straight in while adding their own decorative touches if desired.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 960 € et 1340€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**351 EUR**
Taxe habitation:	**423 EUR**

NOTES

DESCRIPTION

Measurements:

Sitting room 13.3m2
Kitchen 5.81m2
Bedroom 13.86m2
Shower room 2.95m2
Mezzanine 5.36m2

Living in the Pyrénées-Orientales offers a wonderful combination of Mediterranean lifestyle, mountain scenery and a strong Catalan character. With a famously sunny climate, the department is perfect for outdoor living, whether walking in the Albères, cycling through vineyards, enjoying the beaches of the Côte Vermeille or heading into the Pyrenees for a day in the mountains.

At the heart of the department is Perpignan, a vibrant historic city where French and Catalan influences meet. Its colourful old centre offers cafés, restaurants, markets and independent shops alongside impressive architecture, including the Palace of the Kings of Majorca and the iconic Castillet. The city provides excellent everyday shopping, cultural events and services, as well as useful rail and air connections.

Beyond Perpignan, the region is dotted with lively market towns and characterful villages, surrounded by vineyards, orchards and dramatic scenery. Local food and wine play an important part in everyday life, while the Mediterranean beaches are never far away.

Another great advantage is the proximity to Spain. The border is easily reached, making Figueres, Girona, the Costa Brava and even Barcelona realistic destinations for a day out or weekend away.

For anyone considering a permanent move, holiday home or simply a different pace of life, the Pyrénées-Orientales offers an unusually appealing mix of coast, countryside, mountains and city life —