

Pretty, detached stone house with 2/3 bedrooms with garden, garage and mountain views.



## INFORMATION

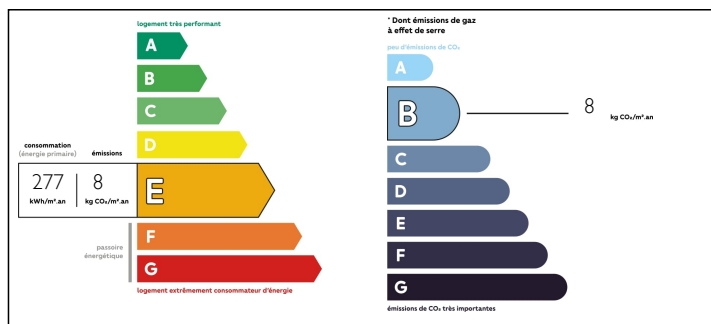
Town:	Vernet-les-Bains
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	88 m <sup>2</sup>
Plot Size:	407 m <sup>2</sup>

## IN BRIEF

This lovely property nestled on the hill, just a short walk from the centre of Vernet les Bains with its cafes, restaurants and general amenities. Vernet les Bains is just under 1 hour from Perpignan with airport and TGV train service and easy access to the Pyrenean ski resorts



## 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 house offers 88m2 official habitable space, but 100m2 of useable space set on 407m2 of land.

On the ground floor :

An entrance / occasional bedroom of 9m2 with adjoining shower room.

WC

Open-plan kitchen with French doors to a covered terrace with views over the village.

A spacious and comfortable living room with high ceilings and a wood burner with glazed double doors opening into a separate dining area/sun lounge with further patio doors leading to a terrace with spectacular views across the valley.

A bedroom of 15m2 with French doors onto a small terrace.

A bright bathroom with bath and WC.

A few steps lead to the third bedroom, measuring 11m2 with built-in wardrobes.

The mature garden is well laid out on several levels, offering different views and areas of shade and sunlight.

Garage

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

## LOCAL TAXES

Taxe foncière: 1588 EUR

Taxe habitation: 1314 EUR

## NOTES