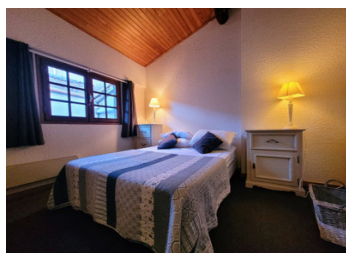


Charming Village House with vaulted ceiling, 3 bed, 2 bath, 2 lounge 10 min beaches, 15 min Perpignan airport.



INFORMATION

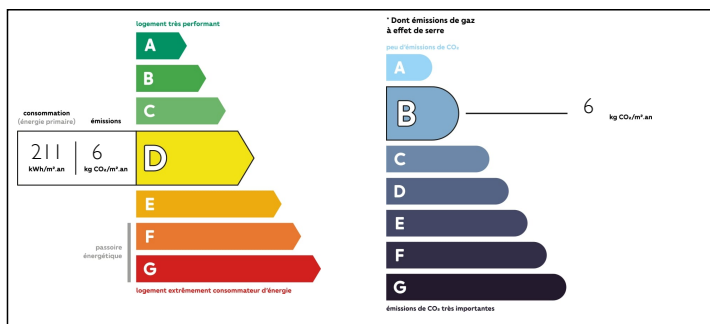
Town:	Claira
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	141 m2
Plot Size:	12 m2



IN BRIEF

UNDER OFFER - Elegantly renovated 141m2 townhouse preserving original character with 3 bedrooms, 2 bathrooms, ground floor living room with vaulted ceiling, additional lounge on 2nd floor (9or 4th bedroom) and small courtyard this historical house is ready for immediate use Located in a pretty village, adjacet to the boulangerie and other shops near by and bus stop. Cycle path to beaches at Le Barcares or Torreilles, with Perpignan airport offering international flights and also a TGV train station just 15 mins drive away.. This is the prefect lock up and leave holiday home to enjoy life in the sunny south of France or a great central location for a main residence

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.



LOCAL TAXES

Taxe foncière: 1288 EUR

Taxe habitation: 928 EUR

NOTES

DESCRIPTION

Claira is a traditional village close to Perpignan, shopping centres and many cultural attractions.

This former winemaker's house has been tastefully renovated, to provide a modern home that retains it's many original and charming features.

Ground floor:

- open plan lounge and dining area, with original vaulted ceilings
- fully fitted and equipped kitchen with dining area
- laundry room/rear kitchen
- access to enclosed small exterior courtyard tiled with with BBQ area

1st Floor:

- bedroom 1 with fitted mirrored cupboards
- bedroom 2 with fitted cupboard
- shower room and seperate wc

2nd Floor

- bedroom 3 with fitted cupboard
- bathroom (shower, sink, wc)
- large open room used as a lounge or could be a 4th bedroom

The house offers reversible air conditioning in all bedrooms and electric radiators.

The property is presented in a ready to move in condition, so simply unpack and relax while enjoying a croissant from the boulangerie next door!

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