

Lovely Village House 2 Bed 2 Bath with roof terrace and garage. Short walk to leisure lake and 25km to beach

EXCLUSIVE



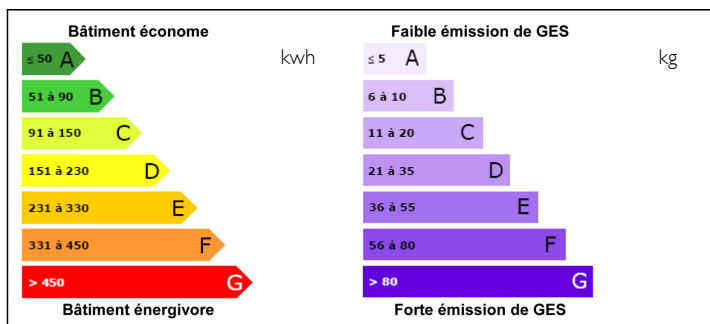
INFORMATION

Town:	Saint-Jean-Pla-de-Corts
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	10 m2

IN BRIEF

UNDER OFFER - Charming village house with many character features, located on a quiet pedestrian street in a village with all amenities a stone throw away. 2 bedrooms, 2 bathrooms, open plan living area and summer kitchen with roof terrace offering views over the rooftops to the mountains beyond. Large garage. Short walk to leisure lake and 25km to beaches

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 perfect lock up and leave property in a village with all amenities

St Jean Pla de Corts has easy access to the A9 motorway, Spain and Perpignan with airport and TGV train station. 25km to the sea.

Renovated village house on a pedestrian street, free parking is available nearby. The house and garage cannot be accessed by a vehicle.

Ground floor
large bathroom with walk-in shower

1st floor
open plan living area 39m2 with fitted kitchen, dining area and lounge, open fireplace.

2nd floor
bedroom 1 12m2,
WC
bedroom 2 with en suite shower room and wc (20m2 total)

3rd floor
verranda with summer kitchen 10m2 and roof terrace 10m2

Garage/cave 30m2 with access for motorbike/bicycles and storage

Single glazing throughout
No heating
Some revision work is envisaged.

*all measurements are approximate

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

LOCAL TAXES

Taxe foncière: 456 EUR

Taxe habitation: 420 EUR

NOTES