

3 bedroom semi-detached south facing house with garden and garage situated in quiet cul-de-sac



INFORMATION

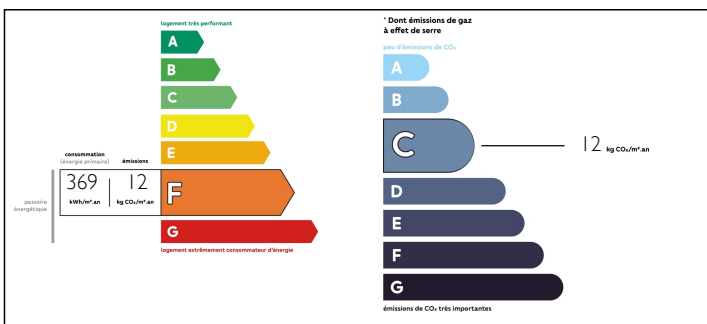
Town:	Ria-Sirach
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	87.6 m2
Plot Size:	400 m2



IN BRIEF

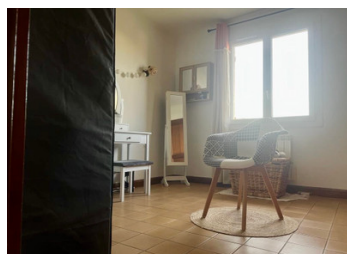
Nestled in a calm area at the end of a cul-de-sac, this 90s villa is a well-maintained conveniently located in Ria Sirach and just a 20-minute walk or 5 minutes' drive from the market town of Prades with Perpignan just 30 minutes away with an airport and great transport links, Mediterranean beaches just 40 minutes and winter skiing only 45 minutes away.

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

Built in the 1990s and having recently undergone renovations, ensuring modernity and enhanced comfort. With double-glazed windows and electric heating supplemented by an insert fireplace

The layout of the house includes, on the ground floor, an entrance, kitchen from the living/dining area with French doors leading out onto a covered terrace and onwards to the garden

The main bedroom on the ground-floor and a half-level with three steps leads to two bedrooms with cupboards, a separate toilet, and a bathroom.

The lower level houses a large 35m2 garage, providing additional storage and parking space.

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

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES