

Well maintained detached 2-bedroom house with garage and garden with mountain views.

EXCLUSIVE



INFORMATION

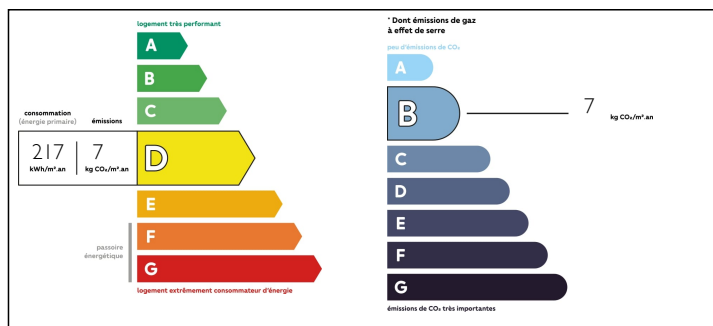
Town:	Prades
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	0 m2

IN BRIEF

This great, detached 2-bedroom house is situated in the busy market town of Prades, in a quiet impasse, just a short walk from the town centre and all its amenities. The house fully renovated house has double glazing, has been required and also has a new kitchen and shower room. There is potential to increase the living space on the ground floor, and the large garden is ready to be transformed into a peaceful haven.



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

A lovely detached house is situated in a quiet impasse, but just a short walk from the town centre. This lovely property has been renovated with double glazing, modern kitchen and shower room.

Ground floor : Entrance with two workshops, both measuring 14m², WC, Utility room measuring 13m² and a 25m² garage.

First floor : The living space is on this floor, where it benefits from mountain views. There are two bedrooms measuring 11m² each, one with built in storage. A modern shower room and separate WC. A modern fitted kitchen with French doors onto the balcony.

Finally, the bright lounge with French doors onto the balcony.

The house is situated on a good size plot with space for a swimming pool to be constructed and is a blank page to create a beautiful garden.

The house has lots of potential to create extra living space with the ground floor rooms.

Between the Mediterranean that is 50km away (40mins), the ski slopes 48km (1hr) and only 36km (25 min) from the cultural city of Perpignan that has an international airport and a train station with TGV links throughout France and Spain including Barcelona.

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

LOCAL TAXES

Taxe foncière: 1544 EUR

NOTES