

Charming stone village house with 3 bedrooms, interior courtyard and terrace with spectacular mountain views, situated close to Prades.



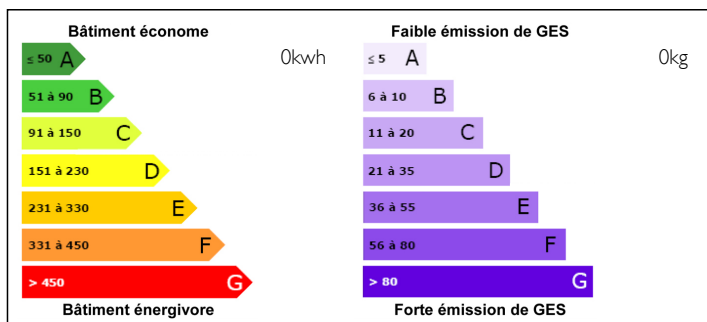
INFORMATION

Town:	MARQUIXANES
Department:	Pyrenees Orientales
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	0 m2

IN BRIEF

This lovely village house is situated in a pretty medieval village with amenities plus regular bus links, just 4km from the market town of Prades, 50km from the beach, 54km from the ski slopes and Perpignan with its airport, A9 motorway and train station is just 39km (30mins).

ENERGY - DPE



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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 lovely South West facing village house with easy access and parking is in excellent condition, allowing you to move in and enjoy the area immediately.

It has been converted from a barn into a comfortable 3-bedroom house while keeping the charm of the original building with its exposed stone walls and wooden beams.

You enter the through a private interior courtyard, which is tiled and is large enough to park a car but is also a lovely cool and quiet area to relax from the heat of the sun.

The ground floor has 2 double bedrooms, both with French doors onto the courtyard.

There is a spacious bathroom with bath and walk in shower.

An independent WC, under stairs storage, and a storage room for sports equipment complete.

A comfortable staircase leads up to the bright open plan living room with a fully fitted kitchen that opens onto a dining area and sitting room with wood burning stove.

The third bedroom is situated on this floor and there is also a shower and WC in the utility room just off the kitchen.

The icing on the cake is the south-west facing roof terrace which is accessed by a spiral staircase from the kitchen. From here you'll be treated to spectacular mountain views including a view of Mount Canigou.

The house is situated in the medieval village of Marquixanes, which has good bus links, basic amenities including a brasserie and a superb high rope adventure course and rafting on the Conflent...

LOCAL TAXES

Taxe foncière:

1100 EUR

NOTES