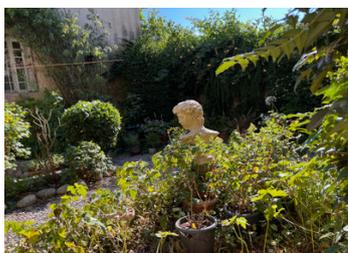


Mansion, 136,2m<sup>2</sup> with outbuildings converted into studios and apartment F3 + garden Swimming pool possible

EXCLUSIVE



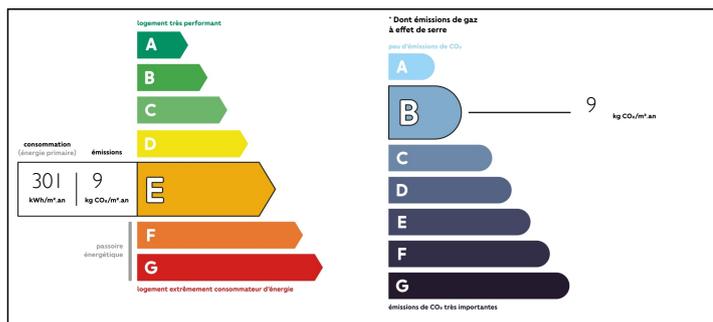
## INFORMATION

Town:	Corneilla-de-Conflent
Department:	Pyrénées-Orientales
Bed:	8
Bath:	5
Floor:	233 m <sup>2</sup>
Plot Size:	350 m <sup>2</sup>

## IN BRIEF

Large mansion full of character with annexes, walled garden, vast cellars, mountain views located at Corneilla de Conflent just 3 kms from Vernet les Bains. Good income potentially renting the flats and studios which are located in the outbuilding . This property is located less than 45 minutes from the mediterranean beaches and from the ski slopes of the Pyrenees Orientales

## 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

This is a beautiful mansion with annexes , garden and building separated by a lovely garden with 2 apartments and a studio in excellent condition. located in Comeilla de Conflent which is a few minutes drive from Vernet les Bains.

This property is 136,27 m2 everything is up to standard. On a plot of 350 m2 and located at the bottom of a very quiet cul-de-sac you will find a property nestled behind its stone walls and protected by large metal gate.

It consists of a manor house 136,27 m2 with annexes and a building separated by a garden of rose bushes and fruit trees.

When you enter the garden, on your right, you will find a small stone staircase that leads you to a loggia , terrace, shaded by a climbing vine and a large jasmine tree.

From here, a large double glazed wooden French window leads you to the first floor which consists of a living room of 42 m2 which has a large wood fireplace with insert that thanks to a pipe system can heats up the whole house. At the back of this floor there is a modern kitchen with a dining area. Behind a wooden door there is a vestibule with its wardrobe and storage. Next there is a separate toilet and a big bathroom.

Upstairs there is a snug library and 2 bedrooms of 12 m2 which all have a small balcony that overlooks the garden.

On the third floor...

## LOCAL TAXES

Taxe foncière: **710 EUR**

## NOTES