

Impressive town house with 11 independent self-catering apartments, workshop/gallery, large garage and garden.

EXCLUSIVE

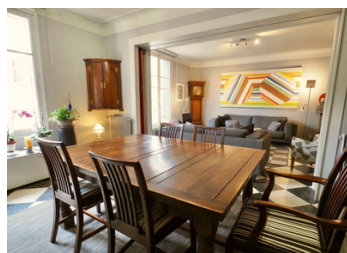
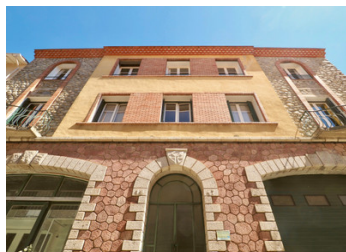


INFORMATION

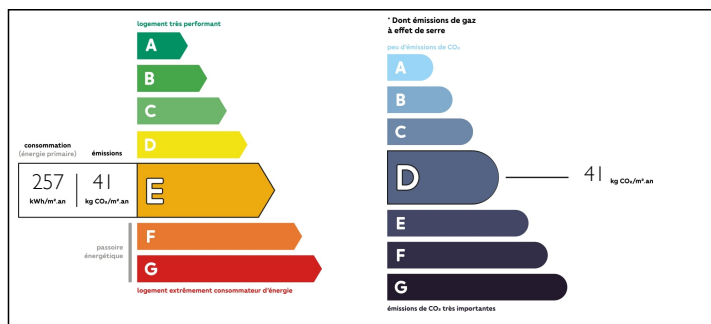
Town:	Prats-de-Mollo-la-Preste
Department:	Pyrénées-Orientales
Bed:	15
Bath:	13
Floor:	430 m2
Plot Size:	420 m2

IN BRIEF

Located close to the Spanish border in one of the most attractive villages in France (Plus beau village de France) and a little over an hour from the airport, at the head of the spectacular Tech valley, this house offers the owner a comfortable 2 bedroom home with an office (3rd bedroom) with a large ground floor garage and a beautifully designed retail outlet, and 11 apartments over 3 floors, opening onto a large well maintained rear garden



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

A great opportunity to come and live in a beautiful town in the French Pyrenees with a ready-made holiday lets business that can earn revenue from day one.

The property's eleven tourist apartments and tiered garden sit in the centre of a historic town that attracts visitors all year round.

The building also comprises an owner's apartment as well as two large ground floor spaces - one is currently used as a garage, the other has been used as a pottery with a gallery for art and photographic displays. The current owners hosted ceramics workshops, accommodating guests in the self-catering apartments, but the space could easily be adapted to other business or creative endeavours. Alternatively, it could be rented out.

The town is close to the Spanish border and has a rich history with several historic sites. Surrounding mountains and a nature reserve make the location a popular destination for walkers, bird watchers and cyclists while a nearby thermal spa also brings in visitors. There are good facilities including a primary school, medical services, a cinema and a municipal swimming pool. The town also benefits from multiple restaurants, bars and shops including a butcher, bakers as well as a weekly market.

Property description:

Ground floor: double doors to spacious hallway with traditional artisanal tiling portraying local dancers and musicians. Stairs to the first floor. Access to boiler room, garage and pottery/workshop.

Garage: large garage (approx 70m2) with automatic doors, space for 3-4 vehicles and further storage space...

NOTES