

SPACIOUS and BRIGHT, 3 bedrooms, open plan living space and terrace, in a converted chateau outbuilding CERET



INFORMATION

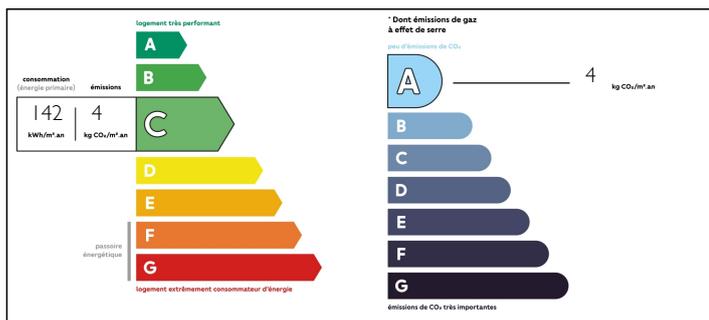
Town:	Céret
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	124.96 m ²
Outside Space:	18 m ²

IN BRIEF

UNDER OFFER - UNIQUE PROPERTY located in a hamlet of chateau buildings in the popular village of CERET Fully renovated to a high standard, this apartment has a light filled open plan living space with fantastic fitted kitchen and far reaching mountain views. 3 spacious bedrooms, bathroom, wc, numerous storage spaces and dressing area, PLUS TERRACE, complete this immaculate apartment. Easy access to A9 motorway, 30km Perpignan with airport and TGV train station, 7km Spain 30km Collioure, Argeles sur Mer and the coast Contemporary living in a period building steeped in architectural features and history.



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

Located in a hamlet of converted outbuildings adjacent to a beautiful chateau, this modern apartment is housed within ancient walls. Cycle path into town takes about 12 mins.

Ceret has all amenities, cafe culture and numerous events throughout the year. A popular Catalan village with many international residents thanks to its ease of accessibility to a number of airports.

This spacious contemporary apartment is on the 1st and last floor of an old dependence of the chateau winery. With your own entrance door from the exterior this apartment is very private. South facing with a breathtaking view of the Albères.

The apartment consists of:

Bright and spacious open plan living area (54m²) to include:

A gleaming fitted kitchen with moveable breakfast bar, eye level dishwasher, far reaching countryside views.

A storage room with shelving

Separate wc

Laundry room

Bathroom (with double access from main apartment or bedroom 1)

Bedroom 1 is a master suite of 17m² with fitted dressing room of 5 m² and access to the bathroom.

Bedroom 2 is 13m²

Bedroom 3 is 17m² and currently used as open plan office space

Terrace with space for dining and views over Alberes mountain range.

-Double glazing in all new windows.

-Reversible air conditioning installed a year ago.

-Individual heating by efficient and programmable pellet stove installed 2 years ago.

-Voluntary syndic co-ownership: annual cost of €235 no co-property charges

-Revisited and redesigned roof

LOCAL TAXES

Taxe foncière: 1650 EUR

NOTES