

Spacious semi-detached, 6 bedroom house with garden in pretty Catalan village.



## INFORMATION

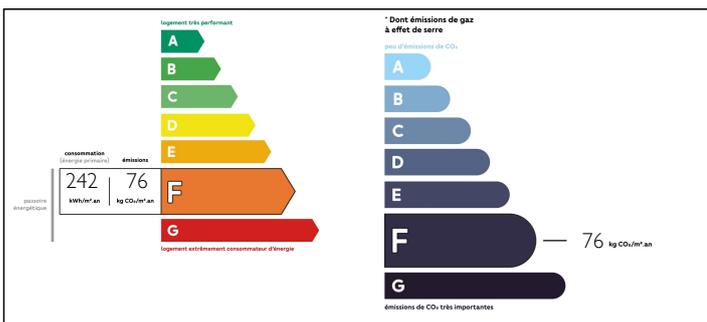
|             |                       |
|-------------|-----------------------|
| Town:       | Corneilla-de-Conflent |
| Department: | Pyrénées-Orientales   |
| Bed:        | 6                     |
| Bath:       | 4                     |
| Floor:      | 213 m <sup>2</sup>    |
| Plot Size:  | 315 m <sup>2</sup>    |



## IN BRIEF

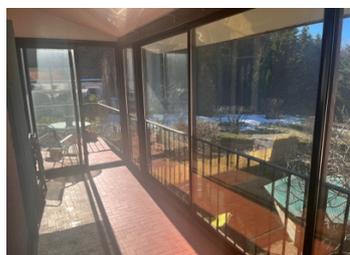
Large 6 bedroom village house with garden and above ground pool in the pretty village of Corneilla de Conflent, just 3kms from Vernet les Bains and Villefranche de Conflent. Less than 45 minutes for the skiing in the Pyrenees Orientales, beaches, airport and TGV at Perpignan

## 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.



## LOCAL TAXES

**Taxe foncière: 1627 EUR**

## NOTES

## DESCRIPTION

This incredibly spacious, semi-detached property is situated in a village with a boulangerie and bus links. The house was originally built in the 1970's and offers high ceilings and large rooms. Although partly refreshed, it will require more work to reach its full potential.

Ground floor: Entrance.

The original garage has been transformed into an open plan studio apartment with kitchenette, bathroom and access to the garden.

A second studio apartment is on the opposite side of the property, offering excellent rental potential.

1st floor:

The stairs from the entrance hall lead to the first floor living space with a large 33m<sup>2</sup> open plan kitchen / dining and living space. The kitchen leads to a veranda that overlooks the garden and towards the mountains.

There are 3 bedrooms on this level, measuring between 10m<sup>2</sup> to 13m<sup>2</sup> and bathroom and separate WC.

2nd floor:

Stairs from the living area lead to the attic space, which has partially been transformed into 2 further bedrooms with a small bathroom area.

Exterior:

A small courtyard garden in front of the property and a garden behind the property with an above ground swimming pool, complete this spacious property. The house has a great deal of flexibility to create an income from holiday rentals or simply as a comfortable family home.

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