

Utterly charming 2 bedroom stone village house with courtyard and terrace.

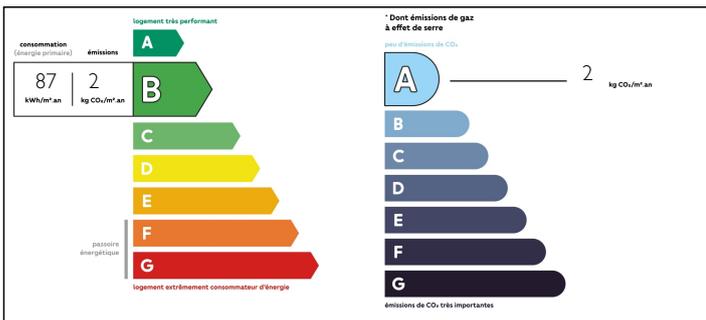


## INFORMATION

Town:	Bouleternère
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	125 m2
Plot Size:	24 m2



## ENERGY - DPE



## IN BRIEF

This beautiful stone village house with 2 bedrooms, original features, terrace and courtyard is situated in a medieval village with basic amenities, including a boulangerie. Easy access to Perpignan makes this a sought after area to purchase a house.

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:

1162 EUR

## NOTES

## DESCRIPTION

This truly charming, character stone property is situated in a beautiful mediaeval village with easy access to Perpignan airport, TGV train station and A9 motorway to the Spanish border.

Situated between the sea, 30 minutes and the ski 1hr 15 mins, this is a superb area to enjoy and discover this spectacular area.

The house offers plenty of light and space and has the added advantage of two fantastic outside spaces and has many original features, including chestnut doors and floor tiles.

Ground floor : entrance leads into a spacious entrance hall.

steps lead down to the dining room with vaulted ceiling, independent kitchen and rear courtyard terrace.

1st floor : Due to the dual aspect windows, the large sitting room with fireplace and original floor tiles is a bright and comfortable room to relax.

2nd floor : two bedrooms with wooden floors and a shower room with shower, washbasin and WC.

3rd floor : An exceptional renovation to create a summer kitchen with dining space and double-glazed doors leading onto the private roof terrace with views towards the church tower and mountains.

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