LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A15517 Price: 315 000 EUR

agency fees to be paid by the seller

Magnificent stone property with one of the best unspoilt mountain views in Eus with swimming pool, garage, gar















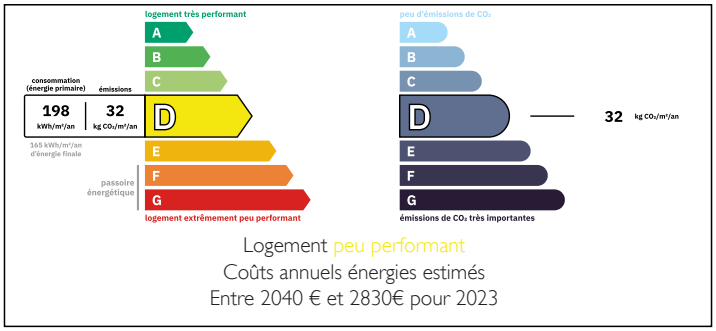
INFORMATION

Town:	Eus
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	104 m2
Plot Size:	2200 m2

IN BRIEF

This stone property with one of the best positions in Eus, reputed to be the sunniest village in France, with unspoilt views towards "Canigou" and also the village . Eus is situated in the Tet valley, with the town of Prades just 8 minutes away with its weekly markets and amenities. Mediterranean beaches, Pyrenean ski slopes and Perpignan all at 40-45 minutes away and the Spanish border an hour

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2040 € et 2830€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **641 EUR**

NOTES

DESCRIPTION

the drive leads up to the main entrance which has a covered parking area, on entering the property, the living area which is bright south facing and with views directly toward the mountains, a bedroom and bathroom, the good sized kitchen dining area with French doors that lead you onto a sun terrace with great views looking up to the village of Eus and the church at the top and even better views towards the mountains and the valley below.
Outside you find a large plot of flat land of over 1000m2, steps that lead you down to the swimming pool.
The top floor has 2 bedrooms, an office (occasional bedroom) and bathroom whilst the ground floor has a large garage of over 60m2 with automated doors, a cellar area and parking spaces in front of the garage and another piece of land of over 400m2 in front of the house. There is over 2000m2 of land surrounding the property

This house is well situated in Eus with very easy access and plenty of private parking. An amazing position and great holiday home or indeed family house

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