

House with 4 bedrooms, garden, terrace, pool annexe, garage and 2 independent apartments



INFORMATION

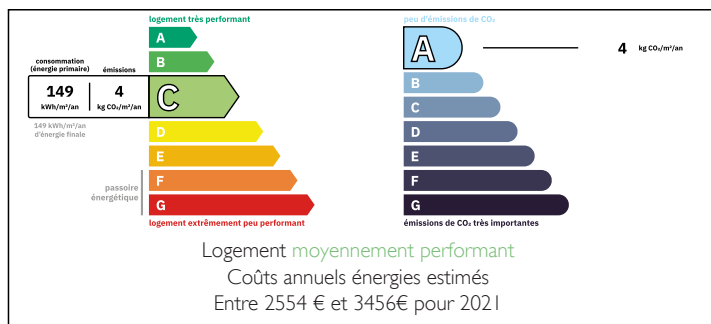
Town:	Amélie-les-Bains-Palalda
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	270 m2
Plot Size:	1200 m2

IN BRIEF

Traditional house, sympathetically renovated, offering family accommodation with garden, pool and leisure facilities as well as the potential income from 2 independent apartments, only a few minutes from Amélie les Bains town centre. Amélie has a thriving thermal spa and therefore offers rentals potential for most of the year. A leisure annexe with indoor pool, games area, shower room and sliding glass doors to a south-facing terrace allows year-round family leisure activities. Centralised vacuum and reversible air-conditioning for comfort. All renovations have been carried out to the highest standard.

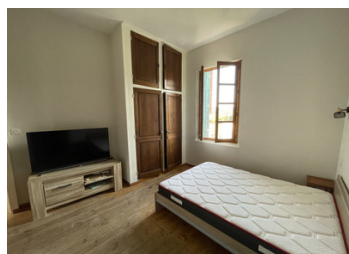


ENERGY - DPE



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: 2421 EUR

NOTES

DESCRIPTION

Entrance via front door to spacious and bright reception living/dining area: (6,8m x 5,9m) with tiled floor, storage cupboard and windows to 2 sides. Floor to ceiling glass screen and hall leading to sliding wood doors to pool annexe.

Door to WC: (4m2)

Door to kitchen: (13m2) fully fitted kitchen with eye-level oven/grill, dishwasher and floor and wall storage cupboards. South-facing window and stairs down to:

Level -1 with

utility room (10m2) with shelving and storage, sink, plumbing for washing machine

Boiler room (9m2)

Storage/games room (26m2)

Wine cellar (8m2)

From reception room traditional stairs to first floor landing with access to bedrooms and bathrooms. All bedrooms have high ceilings (+3m) south-facing windows overlooking the garden, storage and original renovated floorboards

Bedroom 1 (12,6m2) with access to en-suite bathroom: (7,6m2) free-standing oval bath, vanity unit, WC and walk-in shower.

Bedroom 2/office (8,6m2)

landing with window, storage cupboard and access to:

Children's Bedroom 3 (8,3m)

Bedroom 4 (9,9m2)

Family bathroom (5m2) with double vanity unit, WC and walk-in shower.

Ground floor: from reception room, glass-walled inner hall (7,3m2) and access through large sliding wooden doors to bright and spacious leisure annexe (89m2) with vaulted roof comprising:

indoor swimming pool (4m x 8m) max 1,6m min 1,2m

games area (33m2)

Shower room (4,5m)

floor to ceiling sliding doors to terrace (44m2) and access to garden.

Access to garage (30m2) with electric door and