LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35624MSY66 Price: 232 000 EUR

agency fees to be paid by the seller

Fantastic 5-bedroom stone town house in Elne with outside space, 10 minutes from the Med















INFORMATION

Town:	Elne
Department:	Pyrénées-Orientales
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	50 m2

IN BRIEF

Houses of this quality are always sought after, especially with such excellent proven rental potential to earn you money when you're not using it!

The modern ground floor offers a lovely bright living room/dining area with an open-plan kitchen. Leading directly onto the spacious terrace and BBQ area, you'll be eating outside all year round! The 2 good sized bedrooms and bathroom with WC on this ground floor level are very practical for those wishing to avoid climbing stairs.

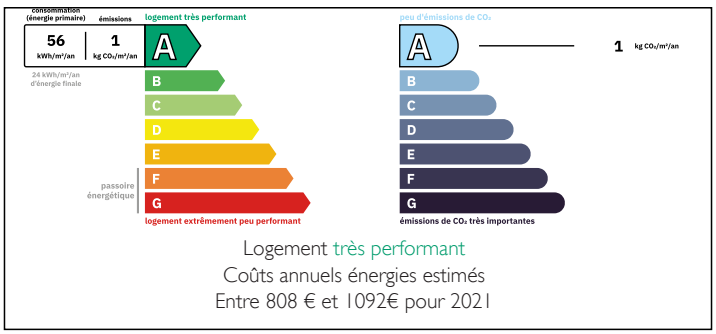
The first floor is home to 3 very large bedrooms plus a shower room with WC.

On the top floor, a huge (68m²) space boasts beautiful stone walls, wooden beams and an open Catalan-style fireplace. Its open-plan kitchen and bar area is particularly useful when entertaining family and friends!

Double-glazed throughout and with reversible air-conditioning, this house is supremely comfortable whatever the season.

If you're looking for a stylish, ready-to-move-into gem...

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 808 € et 1092€ pour 2021

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:	**2000 EUR**
Taxe habitation:	**1700 EUR**

NOTES

DESCRIPTION

Surrounded by vineyards and the rolling foothills of the Pyrenees, Elne is just a short drive from several Mediterranean beaches, making it a perfect base for exploring both the coast and the countryside. And at just half an hour from the Spanish border, you also have easy access to some unforgettable trips to the Spanish coastal towns, as well as attractive towns like Gerona and Figueres.

Ground floor:
The entrance hall leads to a comfortable, modern open-plan living room and kitchen (40m²). This leads directly out to the 50m² terrace, perfect for al fresco dining.
Bedroom 1 (12m²).
Bedroom 2 (11.5m²).
The bathroom, with its bath, shower and WC (8m²), means that everything you need can be found on this level.

First floor:
All 3 bedrooms on this level are much bigger than average for a house of this type and the character of each one is enhanced by the original wooden floors.
Bedroom 1 (18.5m²)
Bedroom 2 (18m²)
Bedroom 3 (16m²)
Finally a shower room with WC (6m²) completes this level.

Second floor:
Enormous (68m²) reception room with stone walls, wooden beams, open fireplace and open-plan kitchen. An amazing space to enjoy with family and/or guests.

This unique property won't be available for long, so contact us now to arrange your visit!

Additional information is available on request.
All measurements are approximate and...