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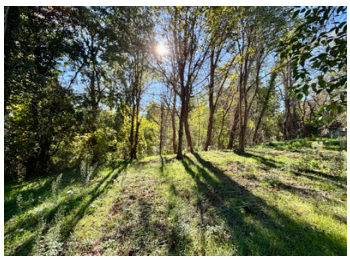
Ref: A40831JTU66 Price: 230 000 EUR

agency fees to be paid by the seller

Charming 1930s Detached House with Large Garden and Land to Renovate















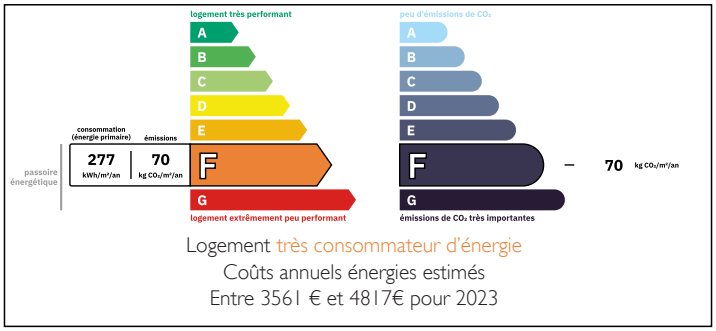
INFORMATION

Town:	Codalet
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	12300 m2

IN BRIEF

Located on the outskirts of the market town of Prades, just a ten-minute walk from the town centre, this characterful 1930s detached house offers a rare opportunity for full renovation. Retaining much of its original charm and elegant architecture, the property sits on approximately 1.2 hectares of land, including a generous garden and mature woodland.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3561 € et 4817€ 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: **1792 EUR**

NOTES

DESCRIPTION

The property is accessed through gates at the front, leading to ample private parking and the main entrance. Inside, a spacious hallway connects to an independent kitchen, a living room, and a bright dining area. Both reception rooms open onto a veranda that overlooks the expansive rear garden and provides direct outdoor access.

On the first floor, there are two bedrooms, each with access to the upper level of the veranda, as well as a third room ideal for an office or dressing room. The original bathroom and an attic access hatch complete this level.

The basement offers further potential with a laundry area, a storage room, and an old wine cellar.

In need of complete renovation, this property presents an exciting opportunity to restore a period home with authentic 1930s features, set within substantial grounds. It is a rare find in such a desirable location close to all amenities in Prades.

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