LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41725CTG66 Price: 59 000 EUR

agency fees to be paid by the seller

## Village house with 4 bedrooms, over 4 floors with rear terrace and outbuilding

EXCLUSIVE















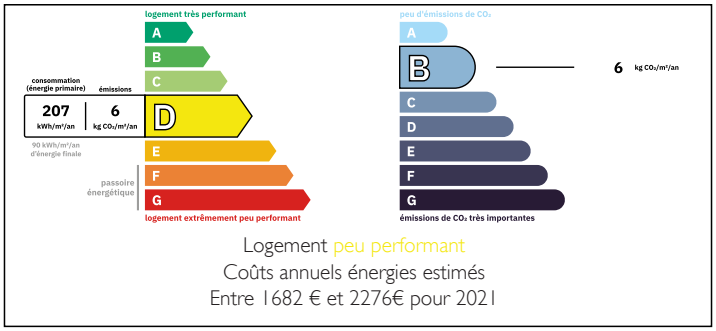
# INFORMATION

| | |
|---|---|
| Town: | Prats-de-Mollo-la-Preste |
| Department: | Pyrénées-Orientales |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 104 m2 |
| Plot Size: | 10 m2 |

# IN BRIEF

Traditional terraced village house over 4 floors, only a few minutes walk from the centre of Prats de Mollo. Situated at 750m altitude and only a few kilometres from the Spanish border, the village has amenities including a primary school, medical centre, cinema as well as shops and restaurants. Sports facilities include a swimming pool (seasonal), tennis courts and easy access to walking trails and the surrounding mountains. Access to Barcelona (via the Col d'Ares) 2h15, Gerona 1h30, Perpignan 1h20 and the A9 Autoroute 1h.

# ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1682 € et 2276€ 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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## NOTES

## DESCRIPTION

Traditional terraced village house with accommodation over 4 floors including entrance hall, kitchen, living room, bathroom and 4 bedrooms. The house has been partially renovated but requires further modernisation. There are many original features including exposed beams, woodwork and floorboards and traditional floor tiles.

Access via the front door directly into:

Entrance hall (3,5m x 6m): window to front, original floor tiles with WC (0,9m x 1,2m) and access to staircase and:

Kitchen: (3,5m x 2,6m) with fitted wall and floor units, sink & drainer and built-in oven and hob. Plumbing for dishwasher.

Staircase to 1st floor landing (2m x 1m) and:

Living room: (3,2m x 3,9m) with double glazed window to south

Bathroom: (3,2m x 2m) with wall and floor tiles, freestanding bath, washbasin, WC and shower cabin. Water heater. Window.

Corridor (3,5m x 1m) to rear door, leading to:

Patio area (3,2 x 3,2m) with steps to outbuilding (2,4m x 3,4m)

Stairs to 2nd floor landing (2m x 1m) and:

Bedroom 1 (4,4m x 3,1m) with double glazed window to south and built-in wardrobe

Bedroom 2 (3,8m x 3,2m) with window to rear

Stairs to 3rd floor landing (2m x 1m) and:

Bedroom 3 (3,0 x 4,4m max) with double glazed window to south and walk-in wardrobe (1,6m x 1,8m)

Bedroom 4 ( 3,2m x 3,8m max) 1,3m with limited headroom. Window to rear and skylight.

All dimensions approximate.

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