LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43500MSY66 Price: 315 000 EUR

agency fees to be paid by the seller

Superb detached former wine producer's property in Estagel with swimming pool and south-facing garden















INFORMATION

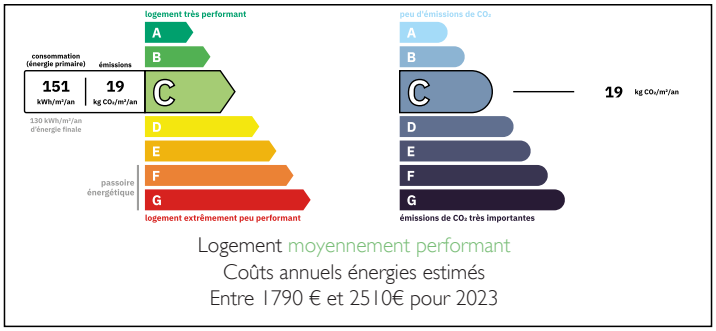
Town:	Estagel
Department:	Pyrénées-Orientales
Bed:	5
Bath:	3
Floor:	155 m2
Plot Size:	1638 m2

IN BRIEF

In the centre of the charming Catalan village of Estagel, this superb, detached, former winegrower's property is full of charm and potential. With 155 m² of living space, it features 5 spacious bedrooms plus 2 rooms under the eaves which are perfect for additional sleeping quarters. The living room benefits from a characterful fireplace, and the house is equipped with double glazing. Set on a total plot of about 1600m², the property boasts a huge, flat, south-facing garden of about 1000m², perfect for making the most of the Mediterranean outdoor life. The south-facing swimming pool is perfect for cooling off while enjoying the sunshine. An additional 120m² of ground-floor space provides endless possibilities and could be used as a huge workshop, a studio or plentiful covered parking. The independent double garage provides another 35m² of options.

With a bit of TLC this property will be an enviable permanent home or holiday residence, so come and see it for yourself!

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1790 € et 2510€ 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:	**1900 EUR**

NOTES

DESCRIPTION

This imposing detached house in the centre of the lovely Catalan village of Estagel has plenty of space for living and entertaining, both indoors and out.
Along with the garden of about 1000m² and the south-facing swimming pool, the house comprises:
Ground floor:
115m² of space which could be used as a huge workshop, a studio or plentiful covered parking
Shower room with WC (5m²)
Independent double garage (35m²)
First floor:
Living room (32m²) with fireplace. Leading onto a balcony overlooking the pool, garden and with a view of Mount Canigou
Fitted and equipped kitchen (14m²). Leading to a terrace overlooking the garden
Bedroom 1 (15m²)
Bedroom 2 (15m²)
Bathroom (7m²) with bath, basin and bidet, plus WC (1.5m²)
Second floor:
Bedroom 3 (14m²)
Bedroom 4 (13m²)
Bedroom 5 (11m²)
Shower room (5m²) with shower & basin, plus WC (1.5m²)
Under the eaves are 2 more rooms:
Room 1 – 11m² (plus another 21m² which is usable but less than 1.8m in height)
Room 2 – 6m² (plus another 10m² which is usable but less than 1.8m in height)
With a bit of TLC this property will be an enviable permanent home or holiday residence, so come and see it for yourself!

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

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