LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43733AHA66 Price: 239 000 EUR

agency fees to be paid by the seller

Renovated 3-bed village house in Claira with courtyard, vaulted ceiling, A/C, 10 mins from beaches















INFORMATION

Town:	Claira
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	141 m2
Plot Size:	12 m2

IN BRIEF

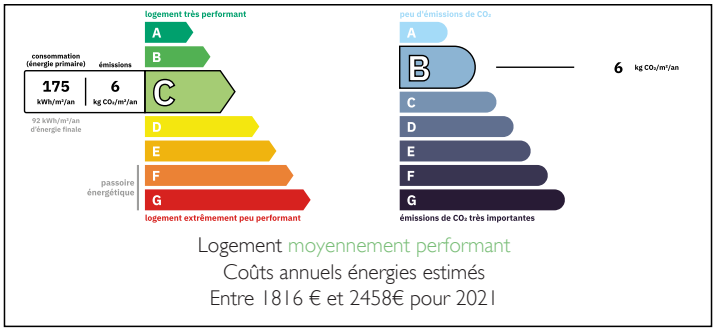
In the heart of Claira, just steps from the bakery, shops and transport links, this renovated 141 m² village house retains original features including exposed stone walls, a vaulted ceiling and original staircase.

It offers 3 air-conditioned bedrooms, 2 bathrooms, a ground-floor living area and a 25 m² second-floor lounge providing additional living space. A private 15 m² courtyard completes the property.

The house is around 8 km from the Mediterranean beaches of Torreilles, Sainte-Marie-la-Mer and Le Barcarès, and approximately 15 minutes from Perpignan.

Suitable as a permanent home, holiday property or lock-up-and-leave base in the Pyrénées-Orientales.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1816 € et 2458€ 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:	**1350 EUR**

NOTES

DESCRIPTION

Claira is a traditional Catalan village conveniently located close to Perpignan, shopping centres and the Mediterranean coast. The beaches of Torreilles-Plage, Sainte-Marie-la-Mer and Le Barcarès are all within easy reach.

This former winemaker's house offers 141 m² of living space and has been renovated while retaining its original character, including exposed stone walls, vaulted ceilings and the original staircase.

Ground floor:
Open-plan living and dining area, 30 m², with original vaulted ceilings, restored exposed stone walls and original staircase
Fully fitted and equipped kitchen, 20 m²
Utility / laundry room
Enclosed tiled courtyard, 15 m², with BBQ area

1st floor:
Bedroom 1, 18 m², with fitted wardrobes and mirrored doors
Bedroom 2, 9 m², with fitted wardrobe
Shower room
Separate WC

2nd floor:
Bedroom 3, 9 m², with fitted wardrobe
Bathroom with shower, washbasin and WC
Large open room, 25 m², currently used as a second lounge

All three bedrooms benefit from reversible air conditioning, with electric radiators providing additional heating throughout the property.

The house is presented in good condition and is ready to move into. Shops, bakery and transport links are within walking distance, while Perpignan is approximately 15 minutes away.

Ideal as a permanent residence, holiday home or...