LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43739AHA66 Price: 225 000 EUR

agency fees to be paid by the seller

Renovated 19th-century stone house, 150 m , rooftop terrace, 3 bedrooms, double living room, ready to move in







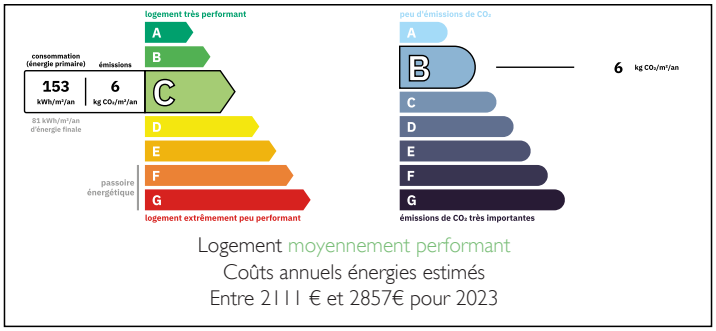








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2111 € et 2857€ pour 2023

INFORMATION

Town:	Villelongue-dels-Monts
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	89 m2

IN BRIEF

Villelongue-des-Monts, a charming village at the foot of the Albères mountains, just 15 minutes from Spain and around 10 km from the beaches, offers a privileged lifestyle between sea and mountains.

In the heart of the village, discover this authentic 19th-century stone house, fully and carefully renovated, combining period charm with modern comfort.

With approximately 150 m² over three levels, it features a living room with exposed stone wall, a fully equipped kitchen, 3 bedrooms including a master suite, a spacious double living room with fireplace, a versatile space, and a cellar.

A pleasant 18 m² rooftop terrace completes the property, with the potential to create a summer kitchen.

Quality features include double glazing, roof renovation, air conditioning, recent equipment, and ten-year warranties.

A character home, ready to move into, ideal as a main residence or holiday home.

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43739AHA66 Price: 225 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **1205 EUR**

NOTES

DESCRIPTION

Villelongue-des-Monts is a charming village with local shops, just 10 km from the beaches, 15 minutes from Spain, and 15 minutes from Perpignan.

In the heart of the village, discover this authentic 19th-century stone house, fully and carefully renovated, combining period charm with modern comfort.

The house spans approximately 150 m² over three levels and is composed as follows:

Ground Floor:

Living / dining room with exposed stone wall, bright and welcoming- 25 m²
Fully equipped kitchen – 12 m²
Shower room- 5 m²
Utility / laundry room- 9 m²
Cellar- 9 m²

First Floor:

Spacious double living room with fireplace - 35 m²
Master suite: bedroom with built-in wardrobes and private shower room- 15 m²
Second bedroom with cupboards – 13 m²
Separate WC

Second Floor:

Versatile space – 16 m² (office, playroom, TV lounge…)
Third bedroom – 18 m²
Roof terrace – 19 m² with potential to create a summer kitchen

Features and amenities:

Open fireplace
New radiators
New hot water...