

Character property with 6 bedrooms and sunny courtyard in the heart of Ille-sur-Têt



INFORMATION

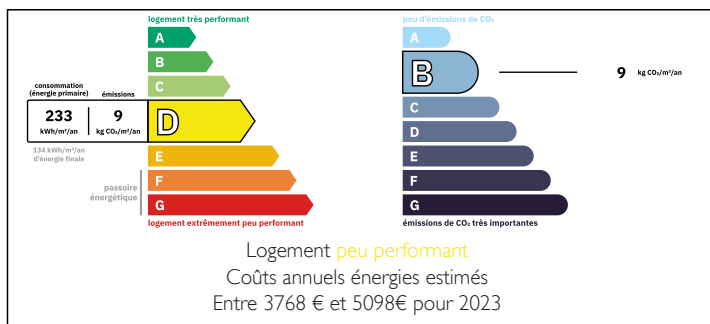
Town:	Ille-sur-Têt
Department:	Pyrénées-Orientales
Bed:	6
Bath:	3
Floor:	189 m2
Plot Size:	40 m2



IN BRIEF

A charming property in the heart of Ille-sur-Têt, ideally located within walking distance of local shops, restaurants, amenities, and convenient transport links, including the train station to Perpignan

ENERGY - DPE



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.



DESCRIPTION

On the ground floor, the home offers an equipped kitchen and living area with wood burner with direct access to a private courtyard of approximately 40 m² — a true sun trap, perfect for outdoor dining and relaxation.

The first floor features three bedrooms, one of which is currently used as a second living room and benefits from a balcony, along with a second kitchen area and a family bathroom.

The second floor comprises a further three bedrooms, an office, and a shower room, providing flexible living space for family or guests.

Full of character and well maintained, this property combines period charm with comfortable living. It is ideally suited as a family home or equally as a delightful holiday retreat.

LOCAL TAXES

Taxe foncière: 1044 EUR

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

NOTES