LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44960JTU66 Price: 285 000 EUR

agency fees to be paid by the seller

Spacious stone village house with terraces, garden with mountain views, swimming pool and large garage.

EXCLUSIVE















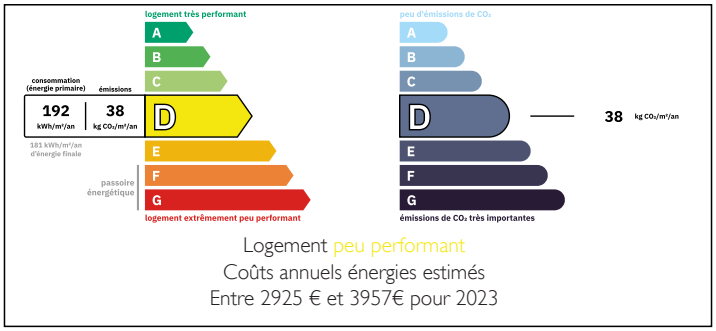
INFORMATION

Town:	Olette
Department:	Pyrénées-Orientales
Bed:	5
Bath:	2
Floor:	156 m2
Plot Size:	700 m2

IN BRIEF

Nestled in the charming Catalan village of Olette, close to local shops and village amenities as well as the Pyrenean ski slopes, this characterful stone village house offers generous living space, a private garden, garage, and swimming pool, combining traditional charm with exciting potential for further development.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2925 € et 3957€ 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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NOTES

DESCRIPTION

Nestled in the charming Catalan village of Olette, this characterful stone village house offers generous living space, a private garden, garage, and swimming pool, combining traditional charm with exciting potential for further development.

The ground floor comprises a spacious garage, storage area, and a convenient shower room with WC. On the first floor, a bright and spacious living room featuring a wood burner opens onto a private terrace, and a kitchen with breakfast bar. From the terrace, stone steps lead to a covered outdoor area, perfect for relaxing or entertaining, with direct access to the garden above.

The second floor offers two comfortable bedrooms with built-in storage, as well as a large family bathroom complete with shower, bath, and WC.

On the third floor, the converted attic provides three additional bedrooms which require completion, offering an excellent opportunity to personalise the space to your taste. This level also gives access to a further storage room that could be transformed into additional living accommodation. The room benefits from direct access to the garden, adding further versatility to the property.

Outside, the beautifully arranged garden with spectacular mountain views, features a semi-inground swimming pool, several fruit trees, and a covered area ideal for enjoying shaded meals during the warmer months.

Full of character and potential, this unique property is perfect as a family home, holiday retreat, or investment opportunity in the heart of the Catalan countryside.

Information about risks to which this property is exposed is available on the Géorisques website :...