

Character Stone and Wood House with Stunning Glass Conservatory – Err

EXCLUSIVE



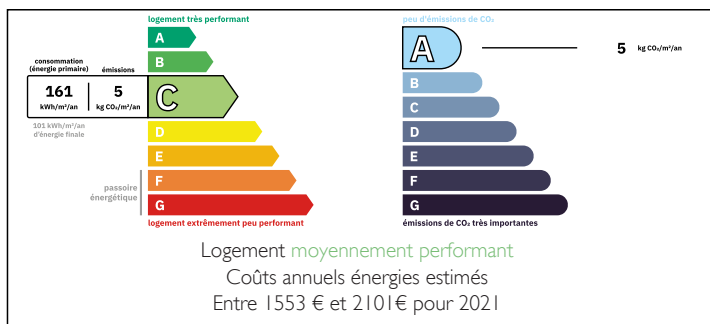
INFORMATION

Town:	Err
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	117 m2
Plot Size:	120 m2

IN BRIEF

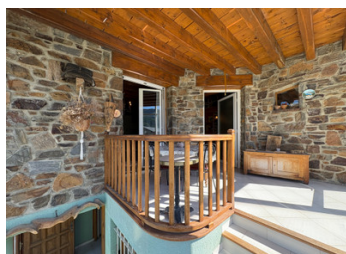
Located in the charming village of Err, this character-filled stone and wood home offers a unique blend of authenticity, warmth, and architectural charm. The property features a spacious garage, two storage rooms, and a workshop with a water supply on the ground floor. The first floor offers a bright living and dining area centred around a magnificent fireplace that heats the entire house, along with a separate kitchen and a guest WC. A beautiful staircase wraps around the central fireplace, leading to the second floor, where you'll find three bedrooms, two of which open onto the stunning glass conservatory that forms part of the front façade, as well as a family bathroom. The top floor boasts a large attic with excellent potential for storage or future conversion. Outside, a charming private garden completes this unique property, making it...

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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

Nestled in the charming mountain village of Err, this beautiful character home perfectly combines traditional stone and wood, creating a warm and authentic atmosphere. One of its most striking features is the impressive glass conservatory, which replaces one corner of the house, flooding the interior with natural light and giving the property a truly unique architectural style.

On the ground floor, the property offers a spacious garage with plenty of room for parking and storage. This level also includes two storage rooms, ideal for firewood or equipment, as well as a workshop with a water supply.

The first floor features a welcoming open-plan living and dining area centred around a magnificent fireplace, the heart of the home, which efficiently heats the entire property. A separate kitchen and a guest WC complete this level.

A charming staircase wraps around the central fireplace, leading to the second floor. Here, a landing provides access to three bedrooms, two of which open directly onto the bright conservatory created by the stunning glass façade. A family bathroom is also located on this floor.

The top floor offers a large attic, providing excellent storage space or exciting potential for further development.

Outside, the property benefits from a delightful private garden, perfect for relaxing and enjoying the peaceful surroundings.

Full of charm and authenticity, this unique home will appeal to buyers looking for character, generous living space, and distinctive architectural features. With its exceptional glass conservatory, traditional materials, and beautiful mountain setting, this is a rare opportunity...

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