LEGGETT IMMOBILIER INTERNATIONAL

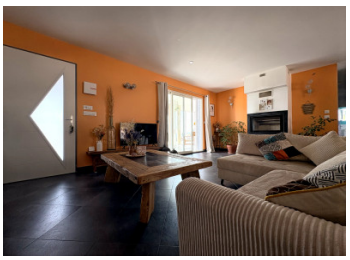
www.frenchestateagents.com

Ref: A46914ROT66 Price: 255 000 EUR

agency fees to be paid by the seller

Spacious 4-Bedroom Detached House on a 990 m Plot with Stunning Views















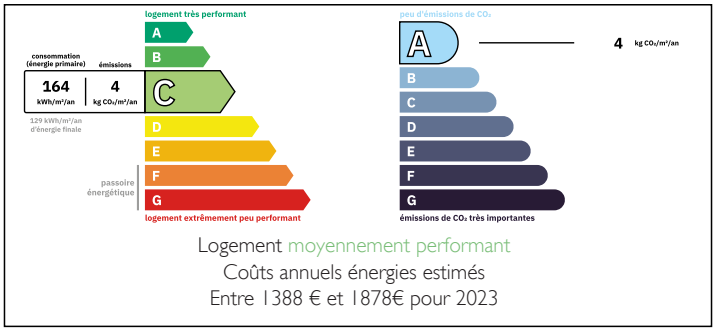
INFORMATION

Town:	Prats-de-Sournia
Department:	Pyrénées-Orientales
Bed:	4
Bath:	1
Floor:	178 m2
Plot Size:	990 m2

IN BRIEF

Detached house located in the charming village of Prats-de-Sournia, set on a 990 m² plot with stunning panoramic views over the Fenouillèdes countryside. The property offers four bedrooms, a spacious open-plan living area with lounge, dining room and kitchen, a conservatory opening onto a terrace, a utility room, an outbuilding with a WC, and a garage with a rooftop terrace. An ideal home for those seeking peace, space, and beautiful natural surroundings.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1388 € et 1878€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46914ROT66 Price: 255 000 EUR

agency fees to be paid by the seller







DESCRIPTION

Located in the charming village of Prats-de-Sournia, this detached property sits on a generous 990 m² plot and enjoys a peaceful setting with stunning panoramic views over the Fenouillèdes countryside.
The property offers four bedrooms, a utility room, and a spacious, light-filled open-plan living area combining the lounge, dining room, and fitted kitchen, creating the perfect space for family life and entertaining.
A pleasant conservatory extends the living area and opens onto a lovely terrace where you can fully appreciate the breathtaking panoramic views.
Outside, a small outbuilding with a WC provides additional space that could be used as a workshop, home office, storage area, or leisure room, depending on your needs.
The property also benefits from a garage, with its roof converted into an elevated terrace, offering another wonderful outdoor space from which to enjoy the surrounding scenery.
Combining generous living space, practicality, and an exceptional natural setting, this property is an excellent opportunity as a permanent residence, holiday home, or investment in the heart of the Pyrénées-Orientales.

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

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr