LEGGETT
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Ref: A47286JTU66 Price: 229 000 EUR

agency fees to be paid by the seller

Beautifully Renovated Village House with Stunning Canigou Views in Eus

EXCLUSIVE















INFORMATION

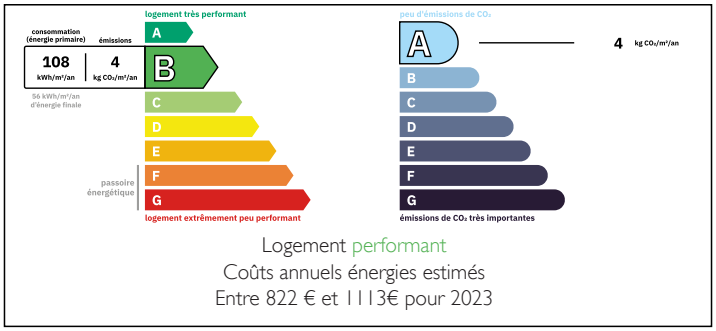
Town:	Eus
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	0 m2

IN BRIEF

This charming two-bedroom stone village house has been comprehensively renovated to a high standard, combining the character and appeal of a traditional French home with the comfort and convenience of modern living.

Situated in the sought-after village of Eus, renowned as one of the sunniest villages in France, the property enjoys a wonderful south-facing position and spectacular views towards Canigou.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 822 € et 1113€ 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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LOCAL TAXES

Taxe foncière:	**800 EUR**

NOTES

DESCRIPTION

The renovation has been extensive and includes renewed plumbing and electrical systems, new double-glazed windows, a new front door, air conditioning, a brand-new kitchen and a beautifully updated bathroom. The result is a characterful village home with all the benefits of modern living, ready to enjoy immediately without the work and expense normally associated with an older property. The accommodation is compact yet very well planned. The new kitchen and dining area provide a welcoming space for everyday living and entertaining, while the living room offers a comfortable and peaceful retreat. Upstairs, the two bedrooms make the most of the wonderful views, with Canigou providing an impressive backdrop.

On the ground floor, the property also benefits from a cellar, providing useful additional storage or the potential for a workshop. Convenient parking is available nearby.

The property also presents an excellent holiday rental opportunity. Its attractive location, two-bedroom layout, spectacular mountain views, air conditioning and high-quality renovation make it particularly appealing to holidaymakers. It can therefore provide an opportunity to generate a useful rental income when the owners are not in residence, while still offering a beautiful and comfortable home to enjoy themselves.

The location is equally appealing. The house is within easy reach of the Pyrenees ski resorts and the Mediterranean coast, both less than an hour away, making it ideally positioned for enjoying the mountains, beaches and outdoor lifestyle of this exceptional region. Perpignan is approximately 40 minutes away, with its TGV station, airport and excellent transport connections.

Whether you are looking for a beautiful permanent home, a stylish holiday retreat, a lock-up-and-leave property or a home with genuine holiday rental potential, this fully renovated house offers a rare opportunity to move straight in and enjoy the unique lifestyle of...