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Ref: A47560JTU66 Price: 337 000 EUR

agency fees to be paid by the seller

Delightful Town House with Garden, Pool outbuilding in the Heart of Prades

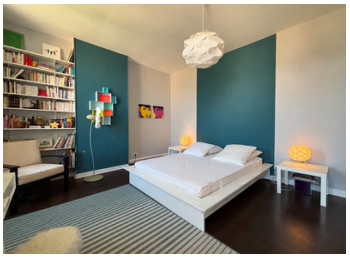














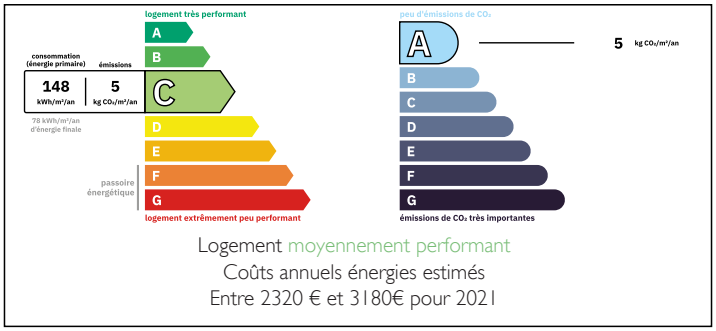
INFORMATION

Town:	Prades
Department:	Pyrénées-Orientales
Bed:	4
Bath:	1
Floor:	216 m2
Plot Size:	240 m2

IN BRIEF

A characterful and spacious property with a mature garden, private paddling pool and a barn offering exciting renovation potential, all just one minute from the centre of Prades.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2320 € et 3180€ pour 2021

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

Tucked away in a wonderfully convenient position close to the heart of this popular market town, this charming property offers a rare combination of original character, generous accommodation and a beautiful garden — while being just a short stroll from the cafés, restaurants, shops and vibrant market for which Prades is known.

The house retains plenty of its original charm and features throughout, creating a warm and welcoming home with plenty of potential to make it your own.

On the ground floor, the property has a bright and inviting living room, with a hallway leading through to the dining room and kitchen to the rear. The kitchen flows naturally outside onto a terrace and attractive garden, making this an ideal space for outdoor living

The garden is a particular highlight. Mature trees provide greenery, shade and privacy, while a basin-style pool/paddling pool offers the perfect place to cool off during the warmer summer months. There is also a useful utility/storage shed.

At the far end of the garden is a large barn currently used for storage, which offers exciting possibilities for renovation and could potentially be transformed into additional accommodation, a studio, workshop or entertaining space or stay as it is

The first floor comprises two large, bright bedrooms along with a family bathroom.

The top floor provides a further two generous bedrooms, together with an additional office/room which is currently used occasionally as a bedroom. This flexible arrangement makes the property particularly appealing as a family home, holiday house or investment opportunity.

Throughout the house, there are original features and plenty of character, giving the property a distinctive sense of history and authenticity.

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