LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47961JTU66 Price: 358 000 EUR

agency fees to be paid by the seller

Beautifully Renovated Family Home with Pool, Large Garden, garage & Excellent Energy Rating















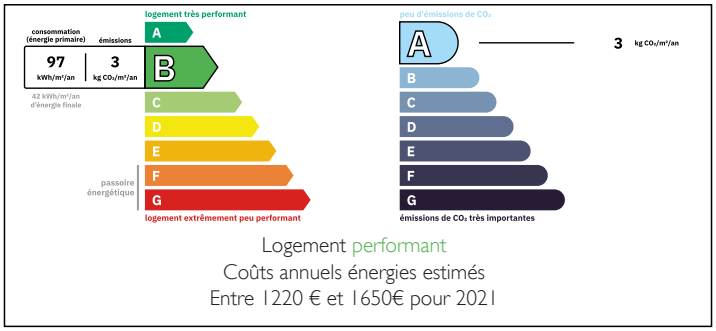
INFORMATION

Town:	Prades
Department:	Pyrénées-Orientales
Bed:	5
Bath:	3
Floor:	157 m2
Plot Size:	1107 m2

IN BRIEF

Located close to the centre of the market town of Prades, this beautiful and spacious family home has been renovated, offering generous living space, modern comforts and excellent energy efficiency.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1220 € et 1650€ 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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LOCAL TAXES

Taxe foncière:	**2629 EUR**

NOTES

DESCRIPTION

There is nothing to do but move in. The house has been fully renovated with comfort and energy savings in mind and benefits from a heat pump connected to the central heating system, together with an excellent DPE energy rating of B, ensuring good energy performance and controlled running costs.

On the ground floor, a large and bright living area opens onto a beautiful recently fitted kitchen, creating a wonderful open-plan space for family life and entertaining. This level also includes a bedroom, shower room, separate WC and utility/laundry room.

Upstairs, there are four further bedrooms, 3 of which enjoy beautiful views towards the Canigou mountain. This floor also offers two shower rooms, a separate WC, a dressing room/linen room, and an exceptionally large terrace — perfect for enjoying the sunshine, entertaining or simply taking in the views.

Outside, the property really comes into its own. Set within over 1,000 m² of grounds, the garden features mature trees, plenty of space and a 7m x 4m swimming pool. There is also a large garage, electric entrance gate and additional outdoor space.

The location is equally appealing, with shops, schools, the media library and other amenities all within easy walking distance of the house.

A spacious, beautifully renovated family home offering excellent energy efficiency, a heat pump, central heating, swimming pool, large grounds and wonderful views of the Canigou. A rare opportunity to enjoy a comfortable, ready-to-move-into home close to everything Prades has to offer.

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