

## 3 bedroom character stone village house with land, garden and courtyard terrace



## INFORMATION

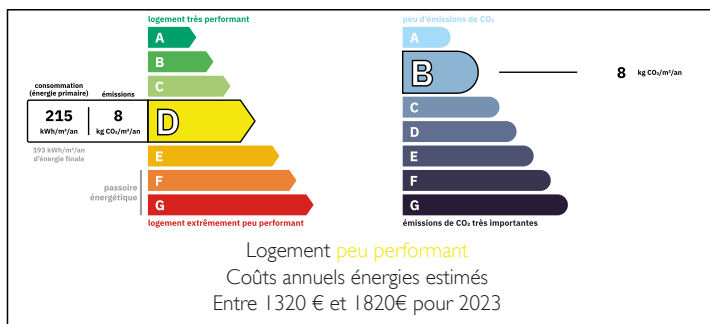
|             |                     |
|-------------|---------------------|
| Town:       | Camélas             |
| Department: | Pyrénées-Orientales |
| Bed:        | 2                   |
| Bath:       | 1                   |
| Floor:      | 133 m2              |
| Plot Size:  | 400 m2              |

## IN BRIEF

A home full of charm, character and possibility, set in a peaceful and unspoilt hamlet just a few minutes from the market town of Thuir, with its shops, schools, restaurants and everyday amenities, this charming stone house offers a private and peaceful retreat in a beautiful natural setting.

Secluded and private, this characterful property is ideal for those who appreciate original features, traditional Catalan architecture and a quieter way of life. Exposed stonework, generous living spaces and rustic charm give the house a wonderful sense of warmth and authenticity.

## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

Inside, the house features a rustic kitchen and dining area, alongside a spacious 30 m<sup>2</sup> living room centred around a beautiful fireplace. A mezzanine overlooking the living room provides additional space, ideal for a home office, library or reading corner. The property also offers three bedrooms, a bathroom and a practical 7 m<sup>2</sup> utility room with WC and washbasin.

A generous entrance area creates a welcoming first impression and leads out towards the courtyard, where several outdoor spaces offer the opportunity to relax and enjoy the peaceful surroundings. An independent 20 m<sup>2</sup> barn with new roof provides additional versatility, whether for hobbies, creative projects or practical use. Two private parking spaces complete the property.

There is a sun terrace to the front and across from the property a shady small garden area and steps leading down to a flat piece of land with mature trees

Despite its secluded setting, the house is conveniently located close to Thuir and its amenities, offering the best of both worlds: peaceful country living without sacrificing everyday convenience.

The property has benefited from several recent improvements, including a completely renewed roof in 2023 and modern electric heating. New Velux roof windows have also been installed throughout the house, bringing additional natural light into the interior spaces.

Full of character and offering plenty of scope to make it your own, this is a home with a genuine sense of soul. Its traditional Catalan features, generous proportions and tranquil surroundings make it an appealing choice for...