LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47975MSY66 Price: 150 000 EUR

agency fees to be paid by the seller

Unique! Stone village house with superb swimming pool, terraces and adjoining outbuilding















INFORMATION

Town:	Caramany
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	82 m2
Plot Size:	50 m2

IN BRIEF

Characterful stone village houses are always sought-after, and this one is particularly special! Particular highlights are its lovely terraces and swimming pool, making it perfect for relaxing, dining al fresco and enjoying the Mediterranean weather.

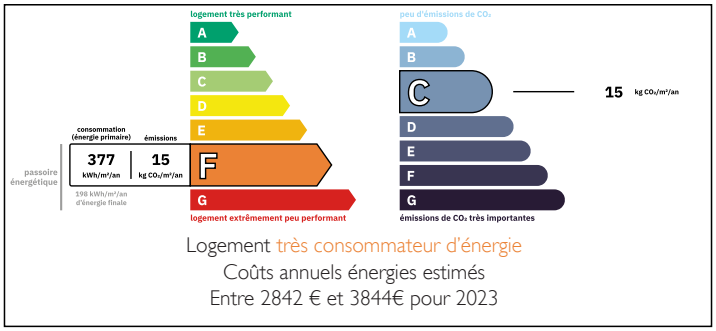
Situated in the picturesque lakeside village of Caramany, the house stands out with the quality of its stonework and original wooden beams. The large living room has an attractive open fireplace as its centrepiece, and the recently refurbished, spacious kitchen beautifully combines modern units with traditional 'tomette' floor tiles and a stylish AGA stove.

Its 2 bedrooms are light and bright and have direct access to the first-floor sun terrace.

The attached outbuilding is partially renovated with the addition of an upper floor and new roof. This could be converted into further living space if required.

A wonderful home with plenty of character, this is an ideal permanent residence or holiday home, so contact us now for further details!

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2842 € et 3844€ 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:	**900 EUR**
Taxe habitation:	**660 EUR**

NOTES

DESCRIPTION

Beautiful stone village houses such as this one really are hard to find, thanks to its lovely swimming pool and sun terraces. Its spacious and light interior, plus additional potential living space in the adjoining barn, make it a perfect place to spend your time all year round.

Perfect as a permanent residence, it would also make a superb second home which is attractive for holiday rentals if you want to earn some money when you're not using it.

The house comprises:

On the ground floor:

- Entrance hall (8m²) with traditional Catalan floor tiles
- Spacious, recently refurbished kitchen (15m²) with traditional 'tomette' floor tiles and AGA stove
- Large living room (23m²) with open fireplace

On the first floor:

- 2 light and bright bedrooms (12m² and 8m²)
- Beautiful sun terrace (25m²)
- Shower room with WC (2.5m²)

On the lower ground floor:

- Utility room with washing machine (5m²)
- Shower room with WC (2m²)
- Large storage area (26m²) with new pump for the swimming pool
- Adjoining barn. A new upper level has been installed (26m²), which could be converted into further living space. The roof is also new

Caramany, in the heart of the beautiful Fenouillèdes region of the Pyrénées-Orientales, is a charming and authentic Catalan village, renowned for its peaceful atmosphere, picturesque stone houses and stunning surrounding countryside. Overlooking the sparkling waters of the 'Lac de Caramany' and surrounded by rolling vineyards, hills and rugged landscapes, the village is an idyllic setting for those seeking tranquillity, natural beauty and an escape from the hustle and bustle of modern life.

With wonderful opportunities for walking, cycling, wine tasting and enjoying the great outdoors...