LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48779JTU66 Price: 170 000 EUR

agency fees to be paid by the seller

Charming stone village property with 2 bedrooms, 2 terraces, one with a mountain view.















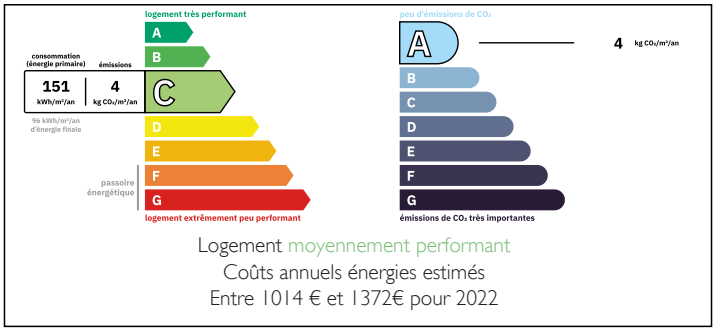
INFORMATION

Town:	Marquixanes
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	101 m2
Plot Size:	0 m2

IN BRIEF

This lovely stone village house with 2 bedrooms, plus terraces with mountain views, is situated in the heart of the charming Catalan village of Marquixanes. With bus and train links to the market town of Prades, 50km from the beach, 54km from the ski slopes and Perpignan with its airport, A9 motorway and train station is just 39km (30mins).

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1014 € et 1372€ pour 2022

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: **1066 EUR**

NOTES

DESCRIPTION

Situated in the heart of the village of Marquixanes, this charming stone house was originally 2 houses that have been combined and offers approximately 101 m² of living space arranged over three floors. With a desirable south-west facing aspect, the property enjoys plenty of natural light and retains a warm and authentic character.

On the ground floor, you will find a welcoming kitchen fitted with a wood-burning stove, a pantry, a shower room with WC, and a cellar which also serves as a utility room.

The first floor comprises a pleasant living and dining room, a spacious bedroom with built in storage, and an open-plan area which could be used as a home office.

On the second floor, a landing leads to a second attic bedroom (13 m² of floor space), a bathroom with WC, and an office area currently arranged as a relaxation space. This room provides access to a terrace offering lovely open views towards Mount Canigou.

With its original character, accommodation arranged over three floors and terrace enjoying views of Mount Canigou, this attractive stone village house offers a charming home in the heart of of the pretty village of Marquixanes.

In addition, the property includes a separate plot of land measuring 161 m², providing extra outdoor space.

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