

Village House, fully renovated with roof terrace just 10 mins to beaches, Perpignan and airport

EXCLUSIVE



INFORMATION

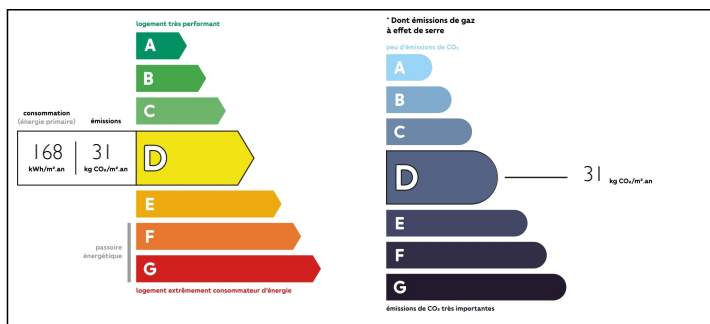
Town:	Claira
Department:	Pyrénées-Orientales
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	6 m2

IN BRIEF

UNDER OFFER - Perfect LOCK UP and LEAVE property in a great location with NO WORK NEEDED. Ideal for holiday home or seasonal rental investment. Beautifully renovated village house offering, lounge (or occasional bedroom) with vaulted ceiling, fitted kitchen and open plan living area, bedroom with mezzanine and roof terrace. It's possible to sleep up to 6 people as a holiday rental. Ideal Airbnb investment or holiday property, as there is no work required and it is ready to use immediately. Claira is a popular village with all amenities available on foot. 15 mins from Perpignan centre and airport. Just 10 mins drive to beautiful beaches at Torreilles and Le Barcares or 20 mins via cycle paths to the sea. Some furnishing can be included. Gorgeous property not to be missed



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.



LOCAL TAXES

Taxe foncière: 478 EUR

NOTES

DESCRIPTION

This is a lovely light house benefiting from a sunny roof terrace and a quiet location, near beaches yet away from summer tourists

Bread shop on corner, short walk to all amenities, 15 mins to Perpignan airport.

Ground floor 20m2

Entrance to lounge area with exposed stonework and beams

Space for sofa bed as holiday rental.

Small cellar for storage.

1st Floor 22m2

Fully fitted and equipped stylish kitchen, again with feature beams and original character.

Dining area with room for sofa bed, as holiday rental.

2nd Floor

Custom built metal staircase leading to:

Main bedroom 10m2 with additional mezzanine 8m2 sleeping or office level.

Bathroom 3m2 with wide basin, shower, wc.

Patio doors leading to sunny roof terrace 7m2 with views over the village.

Laundry room with plumbing for washing machine.

Water point and exterior shower.

Double glazed.

Insulated loft space.

Mains gas central heating and hot water.

Wifi connection points in each room.

No work required.

Possible to sleep up to 6 people as a holiday rental.
Prices from 100 euros/night depending on season.

*all measurements approximate m2 floor surface area

Information about risks to which this property is exposed is available on the Géorisques website :