

Fully Renovated 3 bedroom village house with terrace, garden, large garage and business potential



## INFORMATION

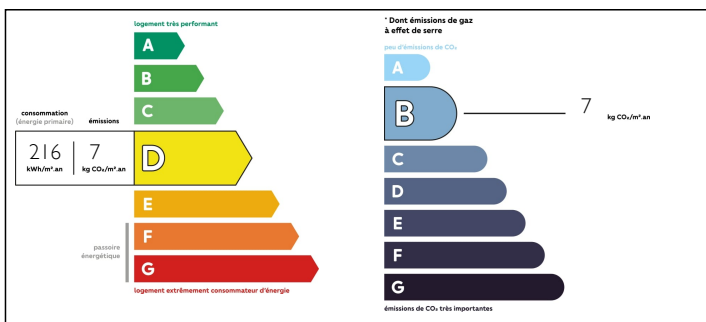
Town:	Marquixanes
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	240 m2

## IN BRIEF

This spacious village house is situated in a pretty medieval village with basic amenities plus regular bus links, just 4km from 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



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.



## DESCRIPTION

This property has been fully renovated and benefits from living space being on one level. On the ground floor a spacious garage of over 50m<sup>2</sup> with easy access. A room to the side which acts as extra storage or could indeed be converted into accommodation.

On the first floor the house itself with large bright living area with mezzanine, sliding doors which lead out onto a lovely sun terrace with views up to the village and over the garden below.

The property offers 3 good sized bedrooms 2 with views toward the garden, a walk-in dressing room, family bathroom and separate WC. The kitchen again bright with recent fully fitted modern units and a central island and dining area.

A gem of a property with no works to do, an ideal lock up and leave holiday home or indeed family home

The large garage has a door opening of 4m high with electric door, is over 90m<sup>2</sup> and has a storage area to the rear of the property of 50m<sup>2</sup>. Possible business opportunity from the garage or Ideal storage for an Artisan

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

## LOCAL TAXES

Taxe foncière: 1326 EUR

## NOTES