

Charming detached village property with garden, garage and views



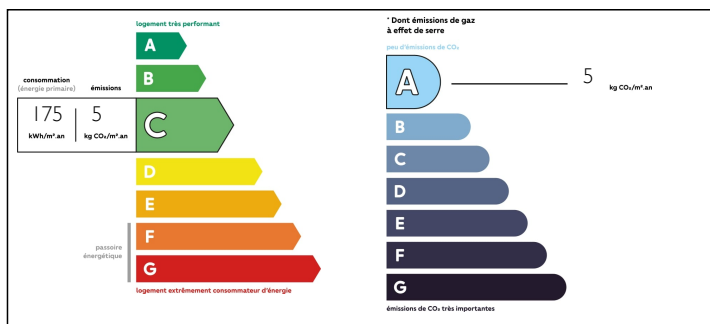
INFORMATION

Town:	Estoher
Department:	Pyrénées-Orientales
Bed:	2
Bath:	0
Floor:	77.8 m2
Plot Size:	500 m2

IN BRIEF

Once a presbytery this property is fully renovated and has many of its original features. Situated at the edge of this peaceful village with a garden surrounding it with mature trees and shrubs, off street parking and a garage. Estoher is situated near Vinça in the Tet valley and just 40 minutes from Perpignan and the Mediterranean beaches under an hour away

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

Originally used by local priests the property has been transformed into a cosy property offering on the ground floor a nice open plan living with kitchen and dining area with doors leading out in to the garden from 3 sides. An entrance hall with plenty of storage, a laundry room and bedroom (currently used as a study) high ceilings and quality double glazing throughout.

The top floor offer a family bathroom with a separate WC and large bedroom with dressing area which was originally a 3rd bedroom. Many original feature remain.

Outside is private with the garden surrounding the property, a small drive with gates, parking and access to the garage with plenty of space.

A great lock up and leave or indeed family home

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

LOCAL TAXES

Taxe foncière: 744 EUR

NOTES