

Magnificent Maison de Maitre with garden and parking in the heart of a village 10 mins from PERPIGNAN

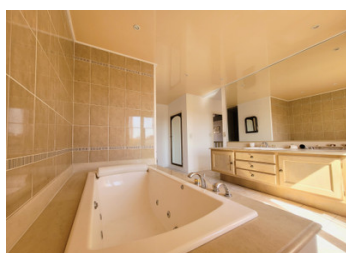
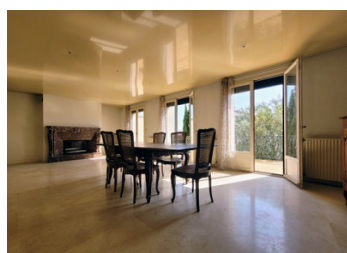


INFORMATION

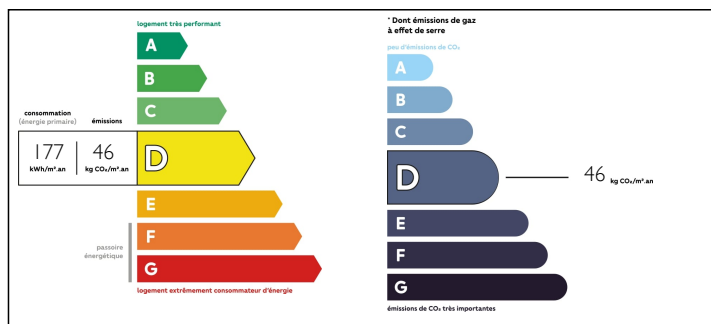
Town:	Villemolaque
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	227 m2
Plot Size:	450 m2

IN BRIEF

Located in a peaceful village with views towards the mountains, just a 10 min drive to Perpignan with airport and TGV train station. This Maison de Maitre is in a good condition and packed full of original features including marble fireplace, window and door surrounds, plus ornate ironwork. Offering a vast open plan living space and fitted kitchen, of around 60m2, which is unusual in such properties, 4 spacious bedrooms, 2 shower rooms and a luxurious bathroom suite. Sunny balconies and a shaded rear terrace. A private mature garden, where it is possible to install a swimming pool and off road parking for up to 3 cars. Ideal for a commercial project, chambre d'hotes or large family home. A rare gem of a 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.



DESCRIPTION

Located in the heart of a village offering all commerces and only 10 mins from Perpignan with airport and TGV train station.

Ground floor

- entrance hallway 37m2
- bedroom 1 13m2
- bedroom 2 14m2
- shower room
- wc
- access to rear garden and terrace

1st floor

- open plan living space of 60m2 to include fitted kitchen
- balcony

2nd floor

- landing
- bedroom 3 11m2 with shower room
- bedroom 4 19m2 with luxurios bathroom 19m2
- wc

Exterior

- fully walled garden
- summer kitchen
- parking with remote electric gates
- terrace

LOCAL TAXES

Taxe foncière: 1310 EUR

NOTES

Property has single glazing with remote electric shutters

In good general condition

House is currety rented out on a 12 month lease ending April 2025.

Additional photos available on request

Information about risks to which this property is