

A large, well renovated, 3 bedroom, 2 bathroom house with large south-facing terraces and a large garage.



INFORMATION

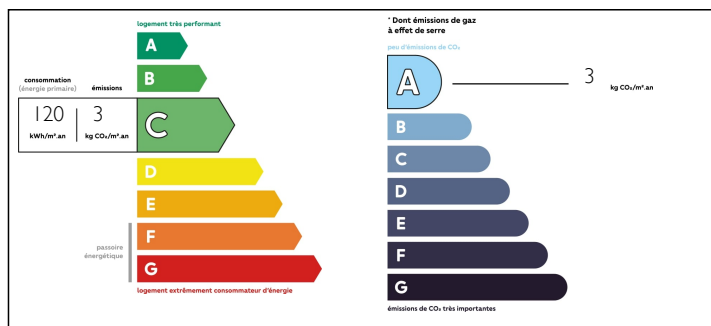
Town:	Rasiguères
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	50 m2

IN BRIEF

This house is located in a quiet village which has a world renowned winery and also a top class restaurant. It is less than 20 minutes from the local international airport and less than 40 minutes to the coast. The local supermarket is less than 10 minutes away so most things are easily to hand. There are many walks and biking trails in the region as well as a lake where one can sail. The ski slopes are a little over an hour away uphill and there are many Cathares chateaux and gorges to visit in the region so it is an ideal place to have a holiday or indeed a home.



ENERGY - DPE



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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 large house profits from having been sympathetically renovated. The roof, electricity installation and kitchen are all new.

There is a shady ground floor terrace which gives access to the front door. Inside there is a large L shaped living/ dining room with a pellet burner, a kitchen, a cloakroom, off to one side of the living room is a lovely summer room which in winter would serve to heat the whole house, a great feature!. Further on there is a laundry/utility room (pantry) and a large 3 car garage with mezzanine storage.

On the floor above there are 3 bedrooms, two of which open onto a large south facing terrace (one has a dressing room attached) and a very large master bedroom. Across the hall there is a bathroom with 2 showers and a w.c.

On the top floor level there is a large terrace with great views which goes around 2 sides of the house.

No garden ! but does one really need one?

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

LOCAL TAXES

Taxe foncière: 700 EUR

NOTES