

Beautifully restored historic stone village house with 2 bedrooms situated in the heart of Estoher.



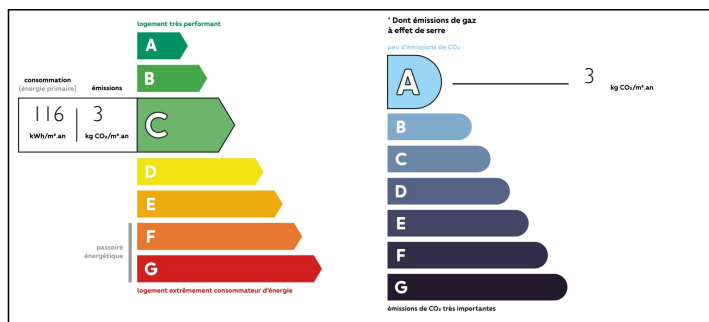
INFORMATION

Town:	Estoher
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	150 m2
Plot Size:	15 m2

IN BRIEF

Nestled within the charming village of Estoher, below the magnificent Canigou lies this enchanting house, lovingly restored keeping its rustic style with its stone façade and exposed beams. Estoher is situated near Vinça in the Tet valley and just 40 minutes from Perpignan and the Mediterranean beaches under an hour away. There is a daily bread delivery and bus transport links

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 picturesque gem stands at the heart of a tranquil village and dates to the 18th century. On entering the property, the traditional kitchen with dining area, a utility room to the rear and bathroom. The house has a spacious bright living area of just under 60m² with exposed wooden beams and stone walls complemented by an impressive Godin fireplace for cosy evenings and a doorway to the crowning jewel of this residence is a spacious, sun-kissed circular study (originally the tower) bathed in natural light and designed for moments of relaxation and inspiration.

On the top floor, another relaxing living area with doors leading to 2 good sized bedrooms, the second bathroom a storage-dressing area and a mezzanine area

Stepping outside, a small sun terrace. This exceptional property also boasts a meticulously restored cellar with tiled floors. To further enhance comfort and energy efficiency, double-glazed wooden shutters and windows have been thoughtfully installed throughout.

A perfect lock up and leave property

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

LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES