

A Beautifully Renovated 4-Bedroom, 2-Bathroom Maison de Village in a Charming Village with Great Views.

EXCLUSIVE



## INFORMATION

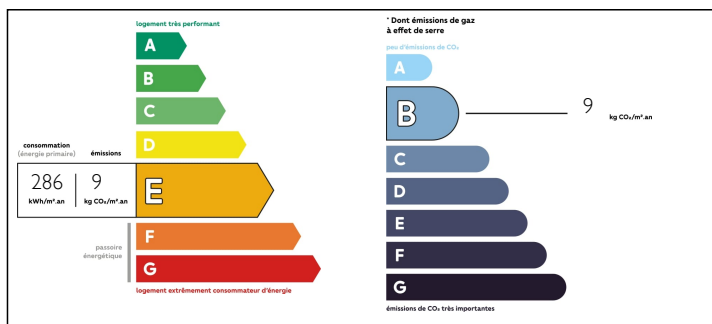
Town:	Saint-Arnac
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	107 m2
Plot Size:	440 m2

## IN BRIEF

In a historic region known for its wine and Cathare chateaux as well as its miles of walks, this house is located in a popular village less than 30 minutes from the nearest international airport and a little further to the TGV station. It is a little under the hour to get to the coast and its miles of pristine beaches and a little longer to the best ski slopes. The area is also known for its deep gorges where one can practice canyoning or simply bathe, or there is a via ferrata just a couple of kilometres away but only for the brave. This well renovated house is located on a small square in the middle of the village and it has great views from the top 2 floors. Like 95% of maison de village, this house does not have an attached garden

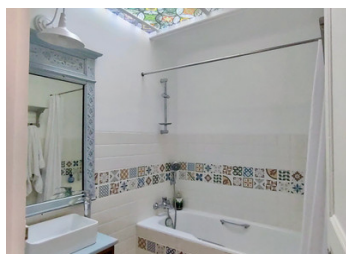
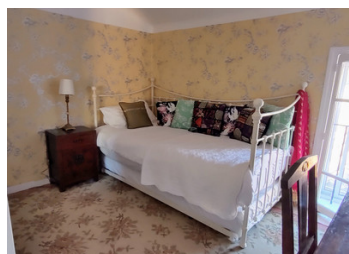


## ENERGY - DPE



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

On the ground floor: A fitted modern kitchen with open fireplace which has a back boiler for the central heating. A shower room with w.c.

On the floor above: there is a bright airy dining room and living room with a small balcony with reversible air conditioning, and a Large Master Bedroom

On the top Floor there are 3 further bedrooms and a bathroom with separate w.c.

Throughout there are electric radiators and secondary glazing.

There is also a store room which could be converted into a further bedroom with bathroom or a studio

The house requires no work and is immediately habitable

The garden is some 600 yards away on what is possibly an old roman terrace , it was used in the past as a vegetable garden

Houses in this condition are rare to come up for sale , so an early viewing is suggested to avoid disappointment

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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: **789 EUR**

## NOTES