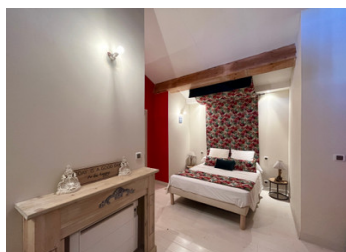


Tastefully renovated, stone village house with 2 en-suite bedrooms, terrace and views.



## INFORMATION

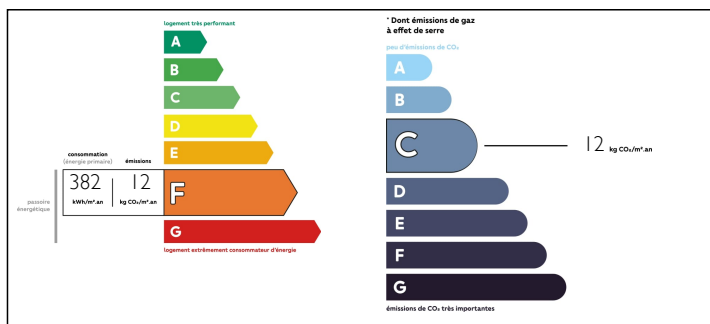
Town:	Espira-de-Conflent
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	131 m2
Plot Size:	0 m2



## IN BRIEF

This charming stone property with 2 en-suite bedrooms, terraces and views is situated in a village, just 5 km from the village of Vinca with its amenities plus train and bus links. Perpignan with its airport and TGV links is 30km, 55km from the beach and 61km to the ski stations.

## 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.



## NOTES

## DESCRIPTION

This charming stone property, situated on the edge of the village, will charm you from the moment you enter the front door. A tasteful renovation that has protected the beauty of the original features, with a modern twist that creates a comfortable home.

### Ground floor:

The front door leads through to an unexpected 80m2 living space with stone walls, fireplace and is flooded with light.

An independent kitchen with french doors that lead into a courtyard. This was a barn and needs to be completed but offers a blank canvas to create a beautiful outside dining space.

Finally there is a WC on the ground floor.

### 1st floor:

There are 2 very charming and beautifully planned en-suite bedrooms.

Access to the upper level of the barn where a terrace overlooks the lower courtyard. This space needs to be completed but could also be transformed into another bedroom, games room....

### Exterior:

A narrow terrace garden that stretched the length of the property, with a covered eating area and unspoilt views over the countryside.

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