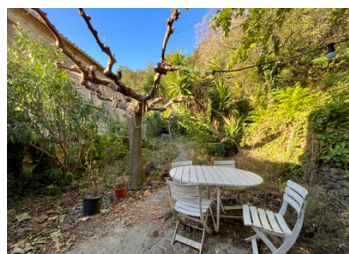


Stone village house with 3 bedrooms terrace and garden.



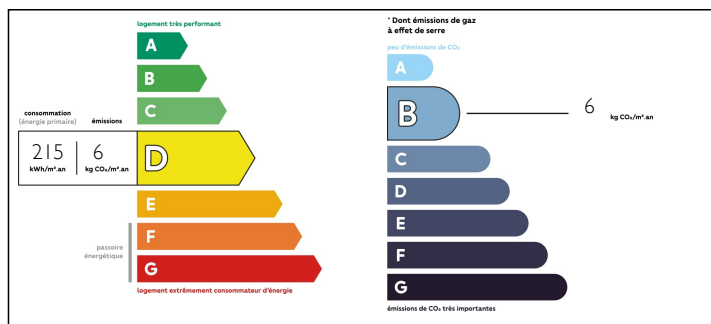
## INFORMATION

Town:	Rigarda
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	163 m2

## IN BRIEF

Lovely stone, 3 bedroom house with garden, situated in a pretty Catalan village just 1km from amenities in the village of Vinca, including its swimming lake and railway station. Just 38km (30mins) from Perpignan, 51km (1hr) from the closest ski station and 50km (40mins) from the Mediterranean coast.

## 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 lovely village house is, situated in the pretty village of Rigarda, just 1km from the amenities in the village of Vinca.

### Ground floor:

Front door leads into a bright sitting room with a pellet burner and views through to the garden off the kitchen/dining room.

The first bedroom is situated next to the lounge and there is also a bathroom with WC.

### 1st floor:

A large landing that could also be used as an office space or reading room.

2 double bedrooms, one under the eaves. The second bedroom has a second room that be an ideal walk in wardrobe. This bedroom also has access to the sunny roof terrace with views over the rooftops towards the mountains.

A shower room with WC.

### Lower ground floor:

A large cellar area with plumbing that has access from the kitchen but also independent access from the front of the house.

### Exterior:

The absolute plus of this property is the tranquil garden behind the property, that is a blank canvas to create a peaceful haven to enjoy.

There is the possibility to rent a parking space from the village for approximately €60 per quarter.

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