

A Lovely 3 Bedroom 2 Bathroom Detached House with a large Garden, Shady Patio with built in Barbeque and Views

EXCLUSIVE



## INFORMATION

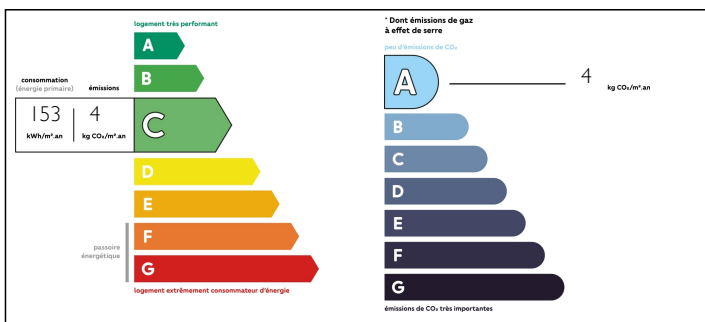
Town:	Saint-Arnac
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	953 m2

## IN BRIEF

Located on the edge of a quiet Village Surrounded by Vineyards that make the best wines in the South of France, with incredible views of the mountains, This house makes a great base to explore the region which is steeped in History and known for its Cathare Chateaux and deep gorges yet less than an hour from the beaches and little more to the ski slopes, This house has it all!



## 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

This Detached house has a large garden mostly planted with local trees and cactuses , the entry door opens into a small hall with cupboards, which leads into a large living room with wood burner ,and dining room with 3 sets of patio doors. There is a bright , open plan fitted kitchen. Upstairs there are 3 double bedrooms with wardrobes and a large bathroom with both a bath and a shower cabinet.

The garage has been partially converted to supply a ground floor shower room with W.C and patio doors but will need to be finished if one wants to have a separate studio or 4th bedroom (for someone elderly?)

To the outside there is a very pleasant shady patio area with barbeque, and also a wood store.

The whole house is in excellent condition and ready to move in.

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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: 1208 EUR**

## NOTES