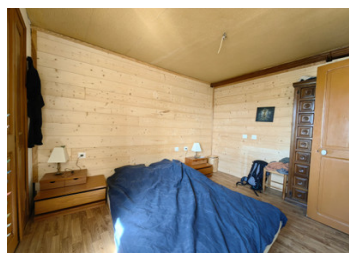
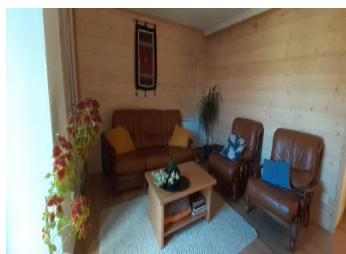


Old house, semi-renovated, in the village center of Osseja



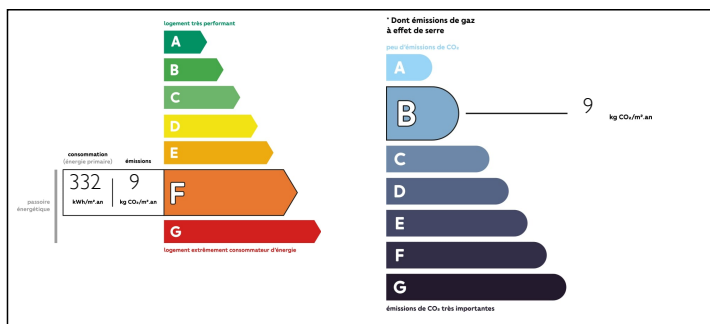
INFORMATION

Town:	Osséja
Department:	Pyrénées-Orientales
Bed:	5
Bath:	2
Floor:	175.08 m2
Plot Size:	130 m2

IN BRIEF

House located in the center of the village of Osseja, in the heart of the natural region of Cerdagne, in a large altiplano-like valley. The village of Osséja is located at an altitude of 1200 meters, at the foot of the Puigmal massif, renowned center of stay and rest for patients suffering from respiratory disorders. Crossed by the Vanéra river, the town is located at the confluence of the villages belonging to this valley: Palau-de-Cerdagne, Nahuja and Valcebollère. Bordering Spain, 40km from Andorra, 1h30 from Perpignan and 2h from Toulouse, Osséja has multiple assets and sporting, fun and cultural activities which appeal to a wide audience in all seasons.

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

Village house of 175m, semi-renovated and updated in 2022, currently divided into three apartments, with strong rental potential, as well as possibilities for development according to your desires.

Equipped with double glazing, wood, pellet and electric heating; water heater 2022

Electricity redone in 2022

Private garden of 130m

Bonus for the sale of a building under renovation, on 2 levels (40 m per level) and panoramic terrace on the roof.

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

NOTES