

House of character, located in the historic heart of the village of Les Angles



INFORMATION

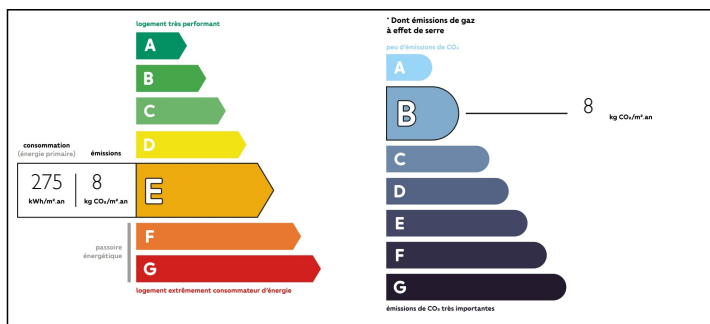
Town:	Les Angles
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	104.2 m2
Plot Size:	70 m2



IN BRIEF

For lovers of old buildings of character, we offer you this unique property on the market, building from 1949, healthy and well maintained, beautiful residence in stone and wood, with a view of the Angles slopes and Lake Matemale. You will enjoy living the old-fashioned way and preparing your traditional bread, in an old, completely functional bread oven. Located between 1600m and 2400m above sea level, with a quality ski area, the resort also has an Angléo Balneo&Spa aqua wellness area, a Lou Bac Mountain monorail sled, a Bike Park, a leisure area with Pumptrack, Bowl and city stadium, the Animal Park. Don't wait any longer, come and connect with history in a living environment that benefits from all the comforts of modern times.

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

Rustic, semi-detached house, made of stone and wood, less than 5 minutes walk from the slopes:
Living room of 30 m, with open kitchen (American style), equipped

On the first floor 3 bedrooms and a bathroom with shower cubicle

On the second attic floor including a living room and a bedroom with skylight

Cellar: pellet biomass home automation boiler, very economical and practical, making the interior atmosphere warm, chalet-style.

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

LOCAL TAXES

Taxe foncière: 1053 EUR

NOTES