

Small rural house in hamlet 4km from town with independent annexe and sunny garden



INFORMATION

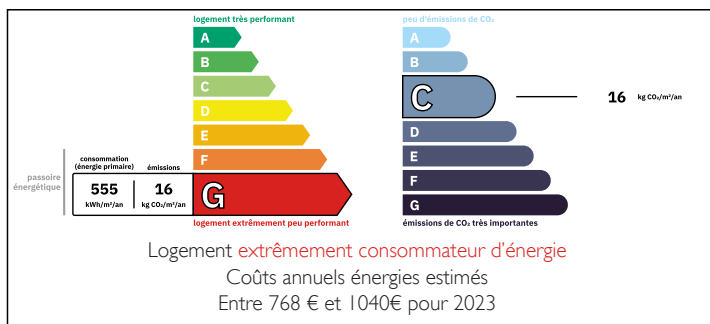
Town:	Prats-de-Mollo-la-Preste
Department:	Pyrénées-Orientales
Bed:	1
Bath:	2
Floor:	62 m2
Plot Size:	293 m2

IN BRIEF

Pretty house over 3 floors in terrace of two adjoining properties, with annexe providing independent accommodation. Sunny south-facing garden with outdoor kitchen (BBQ);



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Small rural house comprising a kitchen/living room with small well-equipped kitchen and sitting area with log burner. Under-stairs storage space with hot water tank. Tiled shower room with WC. Stairs to 1st floor living room (or bedroom) with storage cupboards and south-facing window. Stairs to 2nd floor bedroom with south-facing window. (41 m2 approx.)

Across the entrance path is a stone-built independent annexe that has been cleverly updated to provide compact but well equipped self-catering accommodation. The ground floor comprises an open fireplace with seating area, kitchen facilities and access to a small wooden terrace (needs renovation). A steep staircase leads down to a cabin-style bedroom with storage and a shower room with WC. (15 m2 approx)

The outside space comprises a small shed (with plumbing for washing machine) and a sunny garden. Between the annexe and the garden is a covered outdoor kitchen and dining area with built-in BBQ (23 m2 approx)

Access is through a metal gate and path (providing access to the neighbouring property) and parking is available nearby.

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