

## 1 bedroom Village house in a charming Catalan village with patio



## INFORMATION

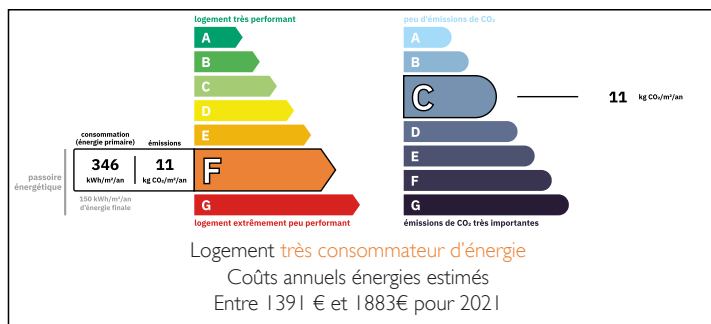
|             |                     |
|-------------|---------------------|
| Town:       | Estoher             |
| Department: | Pyrénées-Orientales |
| Bed:        | 1                   |
| Bath:       | 1                   |
| Floor:      | 65 m2               |
| Plot Size:  | 10 m2               |

## IN BRIEF

Nestled in the heart of Estoher this 1 bedroomed property offers a cosy and convenient lock-up-and-leave and just 35km from Perpignan and its airport and only 54km to the nearest beach and 60km to the ski slopes.



## 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

As you step inside, the ground floor with open hallway with ample storage space, perfect for organizing belongings and essentials with ease. A shower room and to the rear of the house the bedroom

Ascending to the top floor, you'll discover the main living part of the home. with kitchen and a separate charming dining area with a door that leads to a quaint patio for outside dining

Towards the front of the house, the living room with plenty of natural light streaming through large windows,

A Convenient lock-up-and-leave lifestyle, ideal for those seeking simplicity and ease of maintenance.

Renovation, While this property exudes charm and character, it is in need of some tender loving care and refreshing touches to restore it to its full potential. STRUCTURAL WORKS REQUIRED hence the price

Location: Situated in Estoher, this property enjoys a peaceful setting amidst natural beauty, providing a serene escape from the hustle and bustle of daily life. With its convenient lock-up-and-leave design and renovation potential, it offers the perfect retreat for those seeking a harmonious blend of comfort, convenience, and tranquility.

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