

House in the heart of the village of Ria with terraces, courtyard garden and mountain views.



INFORMATION

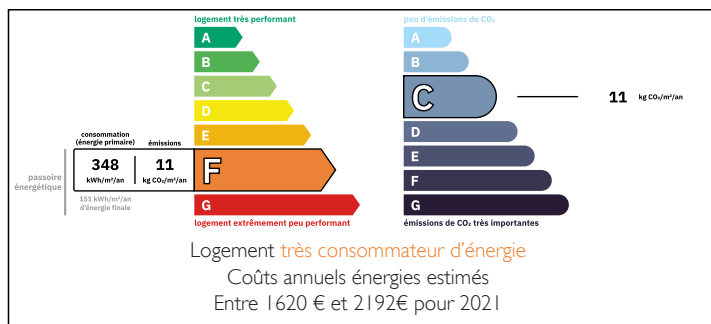
Town:	Ria-Sirach
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	92 m2



IN BRIEF

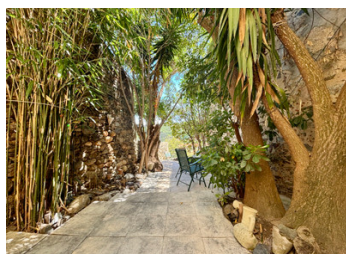
Welcome to this charming house located in the picturesque village of Ria. Upon entering the home, you are greeted by a hallway that leads directly to the spacious living area featuring an open fireplace, perfect for cosy evenings, and a fully fitted kitchen.

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

Two large French doors open onto a sunny terrace, offering stunning views of the mountains and overlooking the courtyard garden, complete with mature trees that provide ideal shade.

Steps lead down from the terrace to the courtyard garden, which stays refreshingly cool during the hot summer days. At the end of the terrace, there's a sun hotspot with beautiful views towards Canigou. This area also provides access to a large cellar under the house with ample storage space.

Back to the house, on the ground floor, you will find the first bedroom, which is currently being used as an extra living room. Additionally, there is a convenient downstairs WC and extra storage under the stairs.

On the top floor, the property boasts two good-sized bedrooms with great views from the windows, a family bathroom, and a dressing room. As a bonus, there is a second sun terrace with views towards the village, perfect for enjoying the tranquil surroundings.

Ria is just minutes from the market town of Prades, which offers all amenities and transport links towards Perpignan and beyond.

This house seamlessly combines comfort, charm, and practicality, making it an ideal home in a serene village setting.

LOCAL TAXES

Taxe foncière: 846 EUR

Taxe habitation: EUR

NOTES

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