

Picturesque Off-grid mountain retreat with fantastic mountain views and land

EXCLUSIVE



INFORMATION

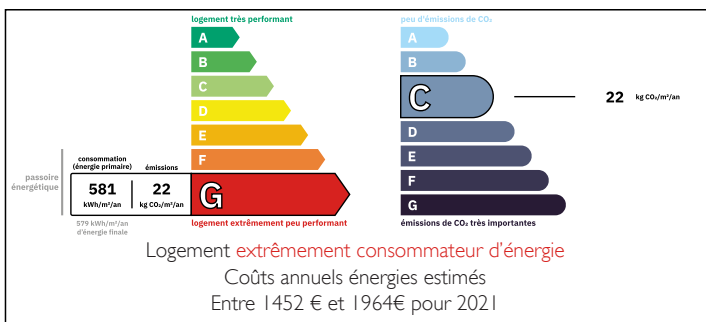
Town:	Escaro
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	18848 m2

IN BRIEF

Discover a secluded and picturesque mountain retreat nestled in the high Pyrenees, offering a unique off-grid living experience at an altitude of 1000 meters. This beautiful property, located above the village of Escaro, boasts 2 hectares of land and unobstructed views of Mount Canigou. Conveniently situated just 1.5 hours from Perpignan Airport and 30 minutes from the vibrant town of Prades, this home combines tranquility with accessibility.



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

Enjoy the private and scenic location with easy walking access to the stunning Pyrenees directly from your doorstep. The property is close to thermal baths and just 30 minutes from excellent shopping, weekly markets, and restaurants in Prades. Transport links are excellent, with Perpignan Airport just 1 hour and 10 minutes away. Train stations at Villefranche de Conflent and Prades are 25 and 30 minutes away respectively, providing additional convenience.

The main house features a kitchen/dining area, a spacious living room, first bedroom is on the ground floor with a bathroom and a second bedroom upstairs. Every room, except the bathroom, offers beautiful views of Mount Canigou. There is a separate studio which offers a third bedroom with a mezzanine and is equipped with a powerful built-in kiln, making it ideal for use as a pottery studio. The house is powered by solar panels, an inverter, and batteries, with an electrical generator as backup. Water is supplied from a spring, maintained and filtered by the village council. With wood-burning stoves and a self-sustained fuel supply from the land, the house remains comfortable all year round.

Outside, a large stone terrace extends across the front of the house, offering panoramic views of Mount Canigou. French windows open directly onto the patio from the living room and downstairs bedroom. Additional structures include a stone tool shed and a workshop opposite the main house. Ample parking is available beside the house. The property sits on 2 hectares of land,...

LOCAL TAXES

Taxe habitation: EUR

NOTES