

Superb 3-Bedroom Duplex Apartment with Sun Terrace, Garage, and Garden in Prades



INFORMATION

Town:	Prades
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	143.62 m2
Outside Space:	40 m2

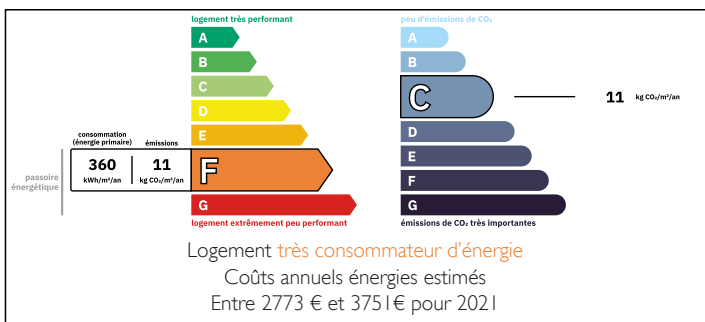


IN BRIEF

Ideally located near the heart of Prades, this charming duplex apartment spans the 2nd and 3rd floors, offering 143 m² of living space. It features a private sun-soaked terrace of nearly 36 m², a shared garage and garden, as well as a private workshop and storage area.

Prades is nestled between the Mediterranean Sea, just 50 km (40 minutes) away, and the ski slopes at 48 km (1 hour). The vibrant cultural city of Perpignan, only 36 km (25 minutes) from the property, provides an international airport and high-speed rail connections throughout France and Spain, including Barcelona.

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

Inside, the apartment boasts a spacious and bright 68 m² open-plan living area. The three well-sized bedrooms offer comfort for the entire family, while a dedicated office space ensures a quiet environment for remote work or focused activities. The duplex also includes a bathroom, a shower room, and the 36 m² private terrace, which enjoys excellent exposure for outdoor leisure and is entirely secluded from neighbours.

The property shares amenities with only one other apartment, including a communal garage and garden. Additionally, the private 54 m² workshop provides ample space for professional activities, creative projects, or additional storage.

With its exposed beams, stone walls, and generous proportions. While some minor updates are needed, the property offers extraordinary potential to become a one-of-a-kind home. This rare opportunity in a prime location consists of just one other apartment located on the first floor.

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

LOCAL TAXES

Taxe foncière: 1694 EUR

Taxe habitation: EUR

NOTES