

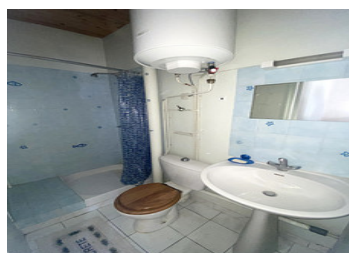
Unique Duplex Apartment in the heart of a pretty spa town

EXCLUSIVE



INFORMATION

Town:	Amélie-les-Bains-Palalda
Department:	Pyrénées-Orientales
Bed:	1
Bath:	2
Floor:	50 m2
Plot Size:	0 m2



ENERGY - DPE

DPE not required.

IN BRIEF

Centrally located in the picturesque spa town of Amélie-les-Bains, this charming duplex apartment has on its doorstep shops, cafés, restaurants and the thermal baths - ideal for a permanent residence or holiday home.

Originally two apartments, it has been reconfigured into one, creating a spacious and flexible living arrangement across two levels. This includes a large, bright bedroom on the upper floor, with its own ensuite shower room and WC. The lower level comprises a living room with open-plan kitchen and a 2nd shower room with WC.

The large adjoining covered terrace has been enclosed with double-glazed windows to create additional indoor living space. This versatile room could be used as a lounge, dining room, office, or 2nd bedroom.

Although perfectly habitable, there is scope for personal touches and updates to suit your taste. This is a very well-priced apartment for...

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

This great apartment is out of the ordinary due to it having originally been 2 apartments, plus the integration of the covered terrace into the interior living space with the installation of double-glazed windows.

It comprises:

Lower level:

Living room with open-plan kitchen (14m²)

Lounge/dining room/office/bedroom (15m²), formerly a covered terrace

Shower room with WC (2m²)

Upper level:

Large bedroom (15m²)

Ensuite shower room with WC (2m²)

LOCAL TAXES

Taxe foncière: **807 EUR**

If a well-priced property in the centre of a lovely spa town appeals to you, then come and see this one quickly!

Additional information is available on request.

All measurements are approximate and non-contractual.

Co-owned building of 1 units

Provisional annual charges: 600€

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

NOTES