

Charming Stone Townhouse with Large Garage, Sun Terrace, and Rear Garden



INFORMATION

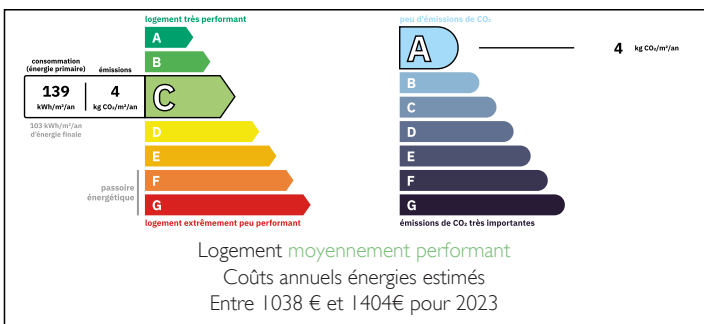
Town:	Prades
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	126 m2
Plot Size:	0 m2



IN BRIEF

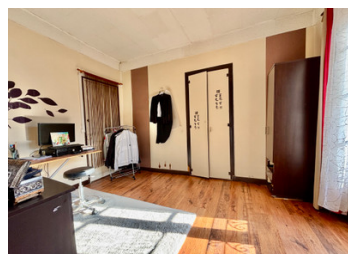
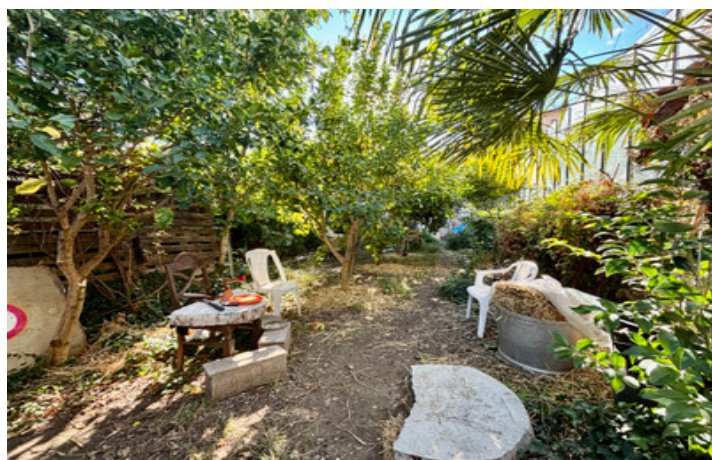
Ideally located in the heart of Prades, this stone-built townhouse offers generous living space, excellent potential, and all amenities within walking distance. Currently arranged as a single-family home, the property was originally two independent T2 apartments of just over 50 m² each and could easily be converted back, as it retains two separate entrances.

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

On the ground floor, a spacious garage of nearly 130 m² provides easy vehicle access and ample room for a workshop, storage, or other uses. To the rear, a shaded 160 m² garden planted with citrus trees enjoys access to well water. The garden also opens onto another street and is classified as constructible land, offering exciting development possibilities.

The first floor features a large open-plan kitchen and living area with high ceilings, leading onto a bright veranda that opens onto a 45m² sunny terrace with additional storage and a pantry space. A bathroom with WC, a second living area, and a bedroom complete this level.

The second floor mirrors the same layout, with a smaller veranda and exterior stairs connecting to the sun terrace below.

The property would benefit from some updating, particularly in the kitchen and bathrooms, but it offers strong potential either as a spacious family home or as two self-contained apartments with excellent rental prospects.

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

LOCAL TAXES

Taxe foncière: 2195 EUR

Taxe habitation: EUR

NOTES