

## Beautiful 4 bedroom stone Village house with sun terraces and views



## INFORMATION

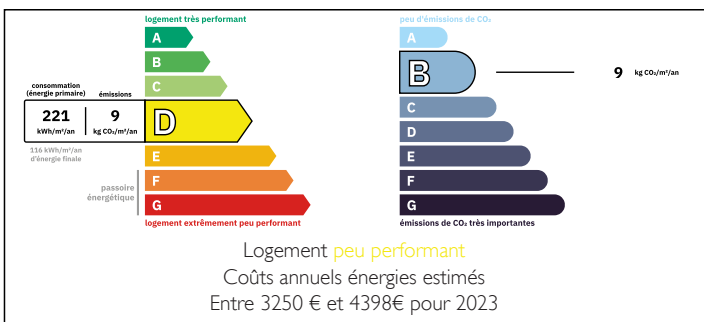
Town:	Estoher
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	160 m <sup>2</sup>
Plot Size:	159 m <sup>2</sup>



## IN BRIEF

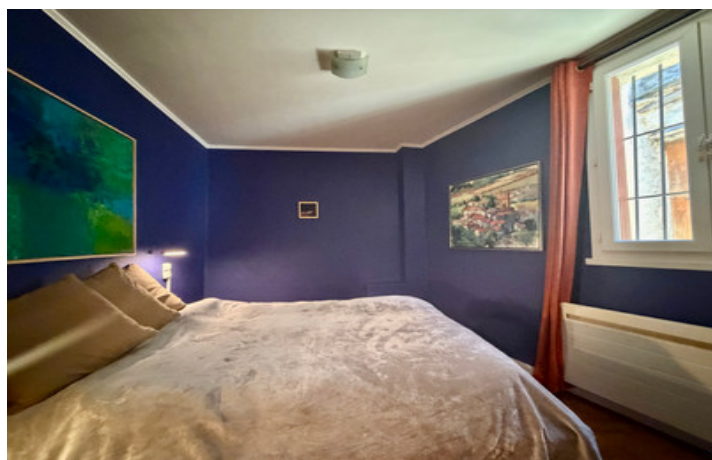
This charming village house is located near Vinça and offers spacious and flexible accommodation with beautiful open views

## 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, there is a bright living and dining area with an open-plan kitchen, which opens directly onto a sunny terrace enjoying panoramic mountain views. This level also comprises a bedroom, an office or bedroom, a dressing area, and a shower room with WC.

The top floor is currently used as an independent seasonal rental apartment but can easily be reintegrated into a single family home. It consists of two bedrooms, a box room currently used as a child's bedroom, a separate WC, a modern shower room, and a living area with kitchen opening onto a second terrace with stunning views.

This property is ideal as a main residence with strong rental potential or as a family home with independent guest accommodation, benefiting from generous outdoor space and a peaceful village setting.

The property also boasts a large, partly concreted cellar, offering abundant storage space or potential for a utility room, wine cellar, or home gym

## LOCAL TAXES

**Taxe foncière: 1223 EUR**

**Taxe habitation: EUR**

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

## NOTES