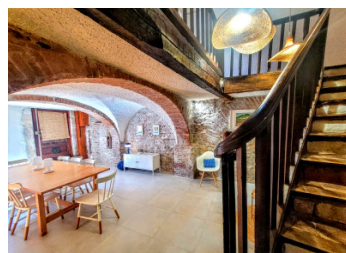


Renovated 3-bed townhouse with vaulted ceiling, courtyard, near shops, beaches, airport & TGV - 10 minutes SEA



INFORMATION

Town:	Claira
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	141 m ²
Plot Size:	12 m ²



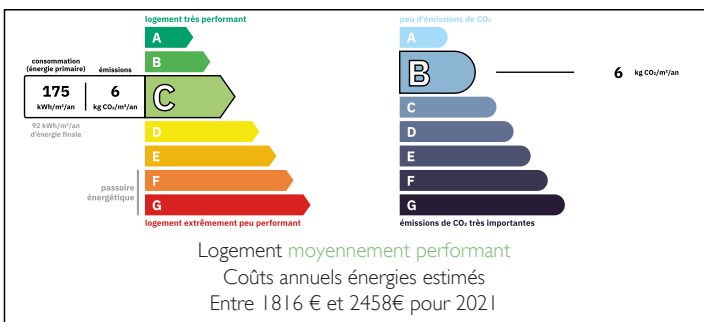
IN BRIEF

Nestled in the charming village of Claira, just steps from the bakery, local shops, and transport links, this elegant property enjoys a highly sought-after and privileged location.

This 141 m² village house, renovated with care, showcases beautiful exposed stone walls and original character features, thoughtfully preserved and enhanced. It perfectly blends period charm with modern comfort.

The property offers 3 bedrooms and 2 luxurious bathrooms, along with a warm ground-floor living space featuring a stunning vaulted ceiling and original staircase. A lounge on the second floor provides a flexible additional living area to suit your needs. A charming, private and intimate courtyard completes this rare home.

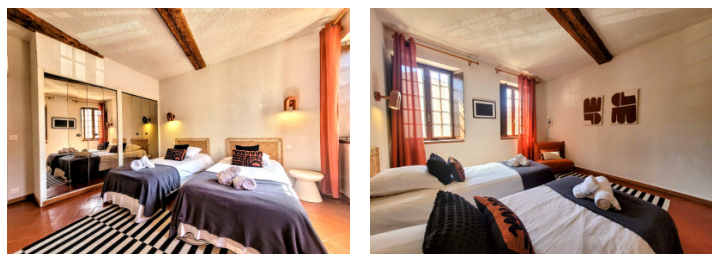
ENERGY - DPE



Sold fully furnished and ready to move into, it is

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.



LOCAL TAXES

Taxe foncière: 1350 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Claira is a charming and traditional Catalan village, ideally located close to Perpignan, shopping centres, and a wealth of cultural attractions, offering an authentic yet convenient lifestyle in the south of France.

This former winemaker's house has been renovated with taste and respect for its original character, creating a modern and comfortable home while preserving many original features, including exposed stone walls and its timeless charm.

Ground floor:

Open-plan living and dining area, 30 m², with original vaulted ceilings, restored stone walls, and a magnificent staircase

Fully fitted and equipped kitchen, 20 m²

Utility / laundry room

Access to an enclosed exterior courtyard, 15 m², tiled, with BBQ area

1st floor:

Bedroom 1, 18 m², with fitted wardrobes and mirrored doors

Bedroom 2, 9 m², with fitted wardrobe

Shower room and separate WC

2nd floor:

Bedroom 3, 9 m², with fitted wardrobe

Bathroom (shower, sink, WC)

Large open room, 25 m², used as a lounge

The house benefits from reversible air conditioning in all bedrooms as well as electric radiators, ensuring optimal comfort all year round.

The property is presented in excellent condition, ready to move into—simply unpack and enjoy a croissant from the bakery next door. Ideal as a holiday home or a main residence in a sought-after setting.

Information about risks to which this property is