

Village house in Ille-sur-Têt, 82 m , with garage.



INFORMATION

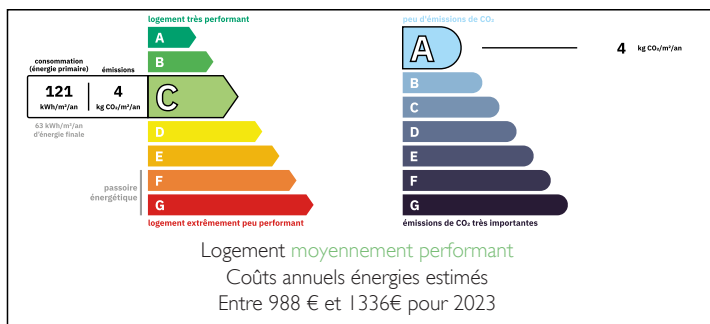
Town:	Ille-sur-Têt
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	0 m2

IN BRIEF

Village house located in the town of Ille-sur-Têt, featuring 2 bedrooms, a spacious living area, attic space, and a garage.

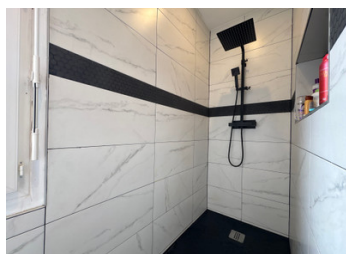


ENERGY - DPE



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

deally located in the commune of Ille-sur-Têt, just outside the historic ramparts, this charming village house will appeal to you with its great potential and functional layout.

On the ground floor, you will benefit from a private garage, a real advantage in the heart of the village.

On the first floor, enjoy a bright and spacious living area with an open-plan kitchen leading into the dining room and lounge—perfect for entertaining—as well as a separate WC.

The second floor offers a comfortable sleeping area with two bedrooms and a bathroom with WC.

Finally, the third floor features attic space, offering great potential for storage, a home office, or additional living space.

A property full of character, ideal as a first-time purchase, a holiday home, or a rental investment. A must-see!

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

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES