

Captivating large Stone Village home with Panoramic Views in the Heart of Eus



INFORMATION

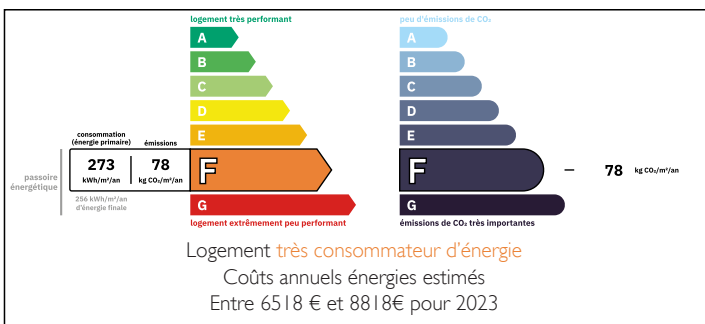
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|-------------|---------------------|
| Town: | Eus |
| Department: | Pyrénées-Orientales |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 194 m2 |
| Plot Size: | 145 m2 |



IN BRIEF

Perched in one of the most beautiful and sunniest villages in France, this beautifully restored 4-bedroom stone house enjoys an exceptional position in the heart of Eus, with breathtaking south-facing views across the market town of Prades and towards the majestic Mount Canigou.

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

From the moment you step inside, the expansive terrace steals the show — a truly spectacular setting for outdoor dining, entertaining, or simply soaking in the uninterrupted mountain scenery and Mediterranean sunshine.

Lovingly restored and cherished by the current owners for nearly 30 years, the property blends authentic character with warm, inviting living spaces. Original features have been carefully preserved throughout, adding charm and timeless appeal.

The ground floor offers a spacious open-plan living area with a beautiful fireplace, a mezzanine office space, and a traditional kitchen, all opening directly onto the terrace through French doors that frame the stunning views beyond. Also on this level is a bedroom with ensuite bathroom — currently used as a secondary dining room — along with an entrance hall, utility room, and cellar/storage area to the rear.

Upstairs, the home features three further bedrooms and two bathrooms, including one with a shower. An additional attic space offers exciting potential for conversion into extra accommodation, a studio, or a creative retreat.

A rare opportunity to own an enchanting village home full of character, history, and some of the finest views in the region.

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES

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