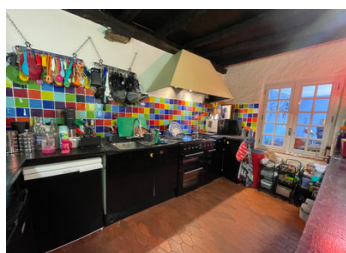
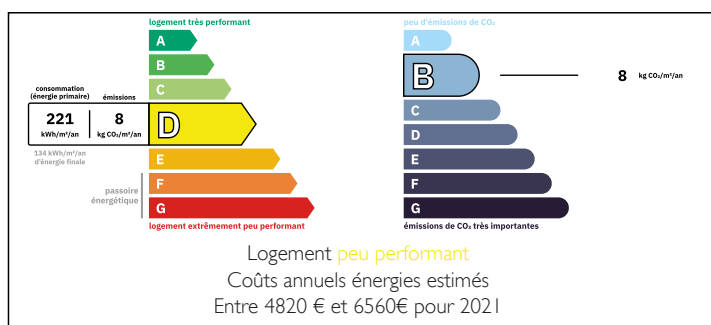


Traditional mas with 4 bedrooms, 2 bathrooms, south-facing terraces, garden and outbuildings



ENERGY - DPE



INFORMATION

Town:	Prats-de-Mollo-la-Preste
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	14900 m2

IN BRIEF

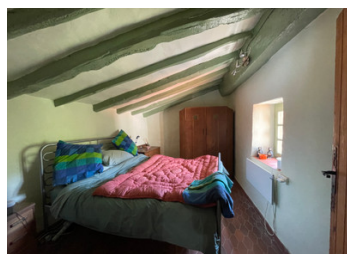
Just 10 minutes from the picturesque fortified town of Prats-de-Mollo-la-Preste, this delightful country property offers an exceptional opportunity to enjoy the beauty and tranquillity of the Pyrénées-Orientales.

The house provides four spacious bedrooms and two bathrooms, complemented by two inviting terraces and an outdoor kitchen, creating the perfect setting for entertaining or simply enjoying the spectacular natural surroundings.

Occupying approximately 1.5 hectares of private land, the property offers space, privacy, and endless possibilities for those seeking a rural lifestyle. Accessed via a private road, it enjoys a wonderfully secluded position while remaining within easy reach of the cafés, restaurants, weekly market, and amenities of the vibrant medieval town of Prats-de-Mollo-la-Preste.

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: 1750 EUR

NOTES

DESCRIPTION

The property is accessed via a terrace (4m x 5m)) with front door to:

Living room and kitchen: (10m x 5m) with fully equipped open-style kitchen with double-range cooker and breakfast bar, sitting area around fireplace with log burner and dining area. Door to store room and utility room with WC and shower. Door to sitting room (10m x 6,2m) with fireplace and log burner, windows to south and east and door to south-facing terrace (5,6m x 3,4m)

Stairs from Living room to landing:

Parental suite comprising lobby (2,5m x 2,8m) with fitted wardrobes, office/dressing room/ bedroom (5,2m x 3,4m) bedroom (5m x 4,2m), and bathroom (1,5m x 4,2m) and separate WC

Family bathroom (2,2m x 3,6m) and separate WC

Bedroom 2: (4,6m x 2,8m)

Bedroom 3: (4,6m x 2,8m)

Bedroom 4: (3,9m x 2,9m)

Large landing (7m x 2,8m) with storage and bookshelves

Outdoor buildings of approximately 50m2 (including wood store) and 200m2 (with recently replaced roof).

Further terraces, woodland, garden and parking areas.

DEP reports underway.

All measurements are approximate

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