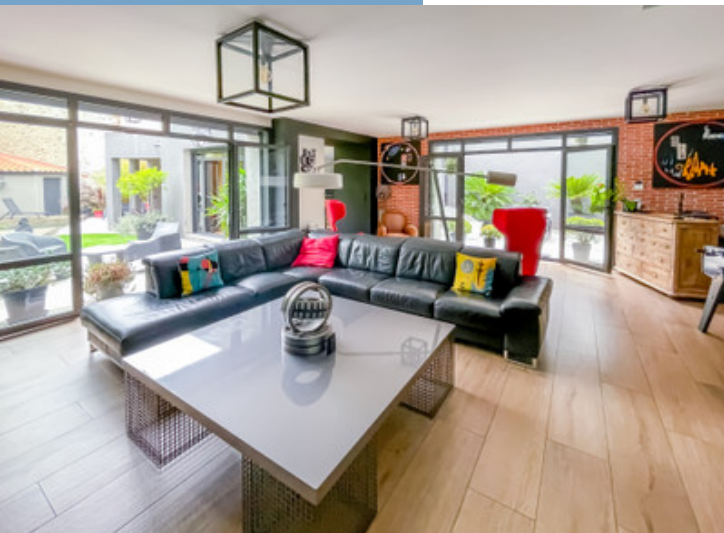




BEAUTIFULLY RENOVATED 4 BED HOME IN THE HEART OF CÉRET WITH POOL, GARDEN, SUMMER KITCHEN, GARAGE & APARTMENT

BEAUTIFULLY RENOVATED
4 BED HOME IN THE
HEART OF CÉRET WITH
POOL, GARDEN, SUMMER
KITCHEN, GARAGE & ...



PROPERTY FACT FILE	
REFERENCE	A29630ENT66
PRICE	€ 1,260,000 £ 1,059,912* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	210 m ²
LAND	300 m ²
TOWN	Céret
DEPARTMENT	Pyrenees_Orientales
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage
*Price based on current exchange rate which is subject to change	



- Very private but close to town centre
- Stunning renovation Class A Energetic Performance
- Separate apartment
- Pool, seating areas and low maintenance garden
- Large bright living spaces

BEAUTIFULLY
RENOVATED 4 BED HOME
IN THE HEART OF CÉRET
WITH POOL, GARDEN,
SUMMER KITCHEN,
GARAGE & ...
Ref : A29630ENT66

Magnificent 4 bedroom property, recently renovated to the highest standard with spacious living areas and a principal suite on the ground floor and 3 further bedrooms and bathrooms on the first floor. Access to the garden and terraces from the ground floor rooms, there are several seating areas, a large summer kitchen and a pool (with sliding

DESRIPTIF

Entrance via door and gate to:

Separate access to independent apartment.

Tiled terrace 7m x 7m leading via large glazed doors to:

Living room 7,4m x 7,4m with wood burning stove, windows/doors to terraces on two sides and artisan metalwork staircase to first floor.

Open plan kitchen/dining room: dining area 4,9m x 3,5m with windows/doors to terrace

Fully-fitted kitchen 3,4m x 4,4m with windows/doors to terrace, island, Falcon double oven, dishwasher and plenty of wall and floor storage units.

Access to utility room 4m x 2,6m with storage units, plumbing for washing machine etc. Access to garage.

Summer kitchen 6,8m x 4,3m with barbecue, grill and work surface.

From living room access to WC and:

Principal suite comprising bedroom 4,5m x 3,3m with glazed door to garden and terrace, dressing room 3,6m x 2,4m and bathroom 2,3m x 3,3m with free-standing bath, shower & washbasin and glazed door to garden and terrace.

Artisanal metalwork staircase to first floor landing giving access to:
Bedroom 1: 4,2m x 3x7m with window overlooking terrace and en-suite shower room

Bedroom 2: 3,4m x 5,2m with windows overlooking terrace and garden and en-suite shower-room

Bedroom 3: two rooms which could be used together or separately 4,4m x 3,6m and 3,6m x 3,6m each with a window overlooking the garden. Separate hallway to shower room with 2 washbasins and a WC.

WC

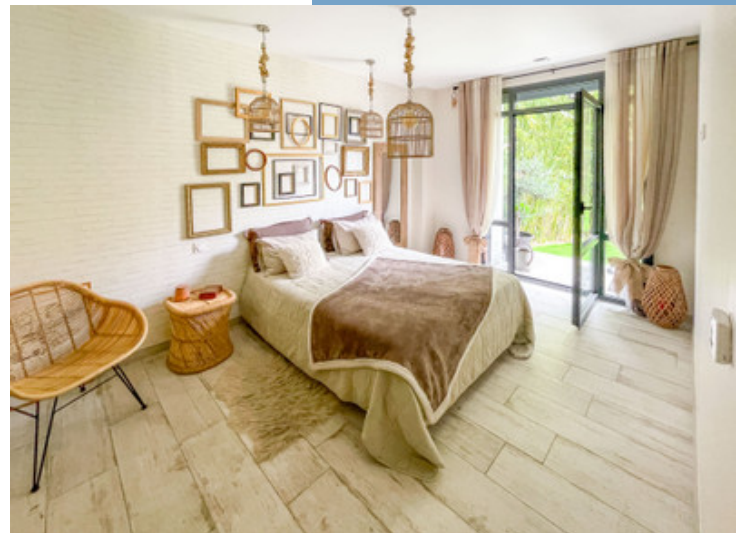
Storage/laundry room

Garden with lawn (astroturf), bamboo screens, pool area with WC and , dining and seating areas.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29630ENT66>

COMPLETE FILE AND PHOTO ON REQUEST

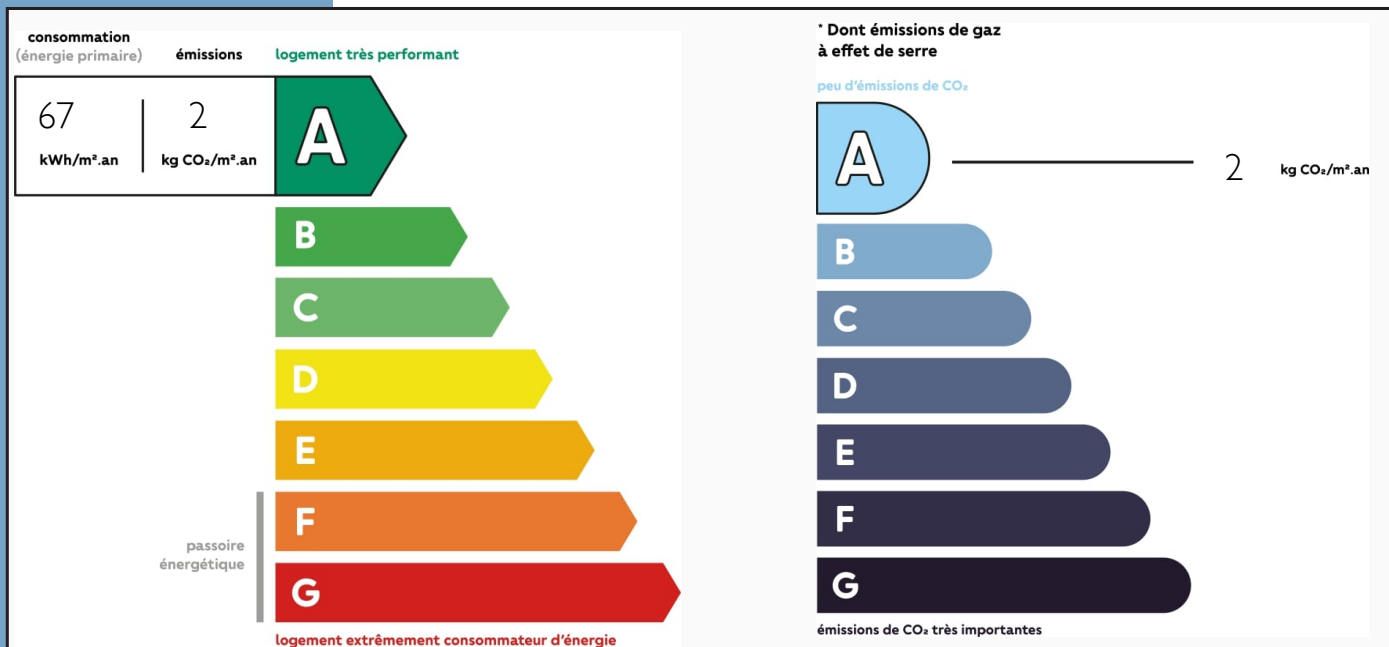


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BED HOME IN THE HEART OF
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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