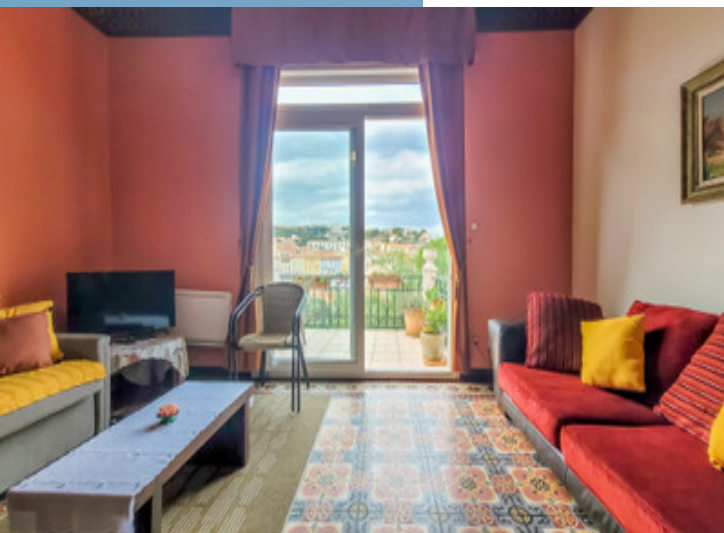
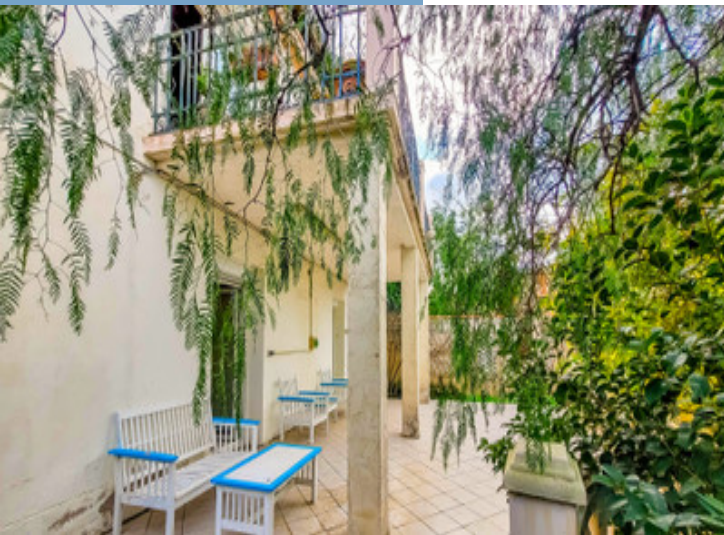




SPACIOUS 4-BED, 2-BATH HOME IN PORT VENDRES WITH HARBOR VIEWS, RENTAL POTENTIAL & CENTRAL LOCATION

www.leggettprestige.com

SPACIOUS 4-BED, 2-BATH
HOME IN PORT VENDRES
WITH HARBOR VIEWS,
RENTAL POTENTIAL &
CENTRAL LOCATION...



PROPERTY FACT FILE	
REFERENCE	A33490AHA66
PRICE	€ 595,000 £ 492,422* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	147 m ²
LAND	491 m ²
TOWN	Port-Vendres
DEPARTMENT	Pyrenees_Orientales
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, High speed internet, Water on site
*Price based on current exchange rate which is subject to change	



- Prime Central Position
- Harbour views
- 4 large bedrooms and 2 bathrooms
- Split level property
- Garden and terrasse

SPACIOUS 4-BED, 2-BATH HOME IN PORT VENDRES WITH HARBOR VIEWS, RENTAL POTENTIAL & CENTRAL LOCATION...

Ref : A33490AHA66

Located in the picturesque harbour town of Port Vendres, this bright 4-bedroom, 2-bathroom home of 147m2 offers stunning harbor views.

The open-plan living and dining areas create an ideal space for family gatherings with a splendid view of the harbour from the adjoining

DESCRIPTIF

Nestled in the charming seaside town of Port Vendres, this spacious 4-bedroom, 2-bathroom property built in 1905 offers a fantastic opportunity for both family living and investment. Port Vendres is a popular harbour town, with many commerces and restaurants.

Close to Perpignan with airport and TGV train station, plus short drive to Spain and Gerona airport.

House offers 147m2 habitable space.

Ground floor

- entrance hallway
- kitchen fitted and equipped, 13m2 with storage cupboards
- living area, with lounge and dining room, plus additional storage. Colonial style ceiling, with harbour views whilst seated inside.
- Access to terrace, 18m2.

- Bedroom 1, 14m2 with access to terrace
- Bedrom 2, 13m2, with view over front garden
- Bathroom, 6m2, with walk in shower and double sink, fully tiled
- wc and sink

Lower level.

- internal staircase to lower level
- bedroom 3, 16m2 with access to lower terrace
- bedroom 4, 16m2 with access to lower terrace
- bathroom, 7m2, with bath tub and sink, fully tiled
- wc
- laundry room, 8m2
- cave/cellar, 35m2 (storage use only)

Exterior

- front garden, accessed via steps coming down from road level
- side path and storage shed
- rear garden, flat and level garden area with mature trees
- upper terrace with harbour views
- lower terrace

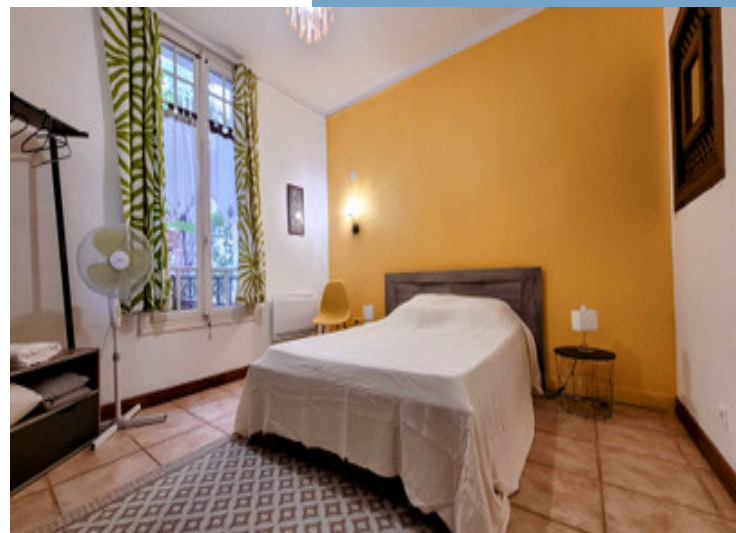
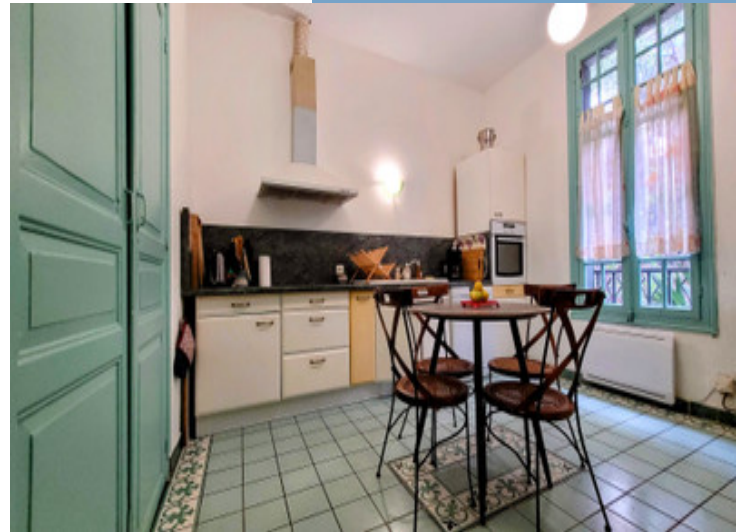
Extra info:

- mostly all double glazed

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33490AHA66>

COMPLETE FILE AND PHOTO ON REQUEST

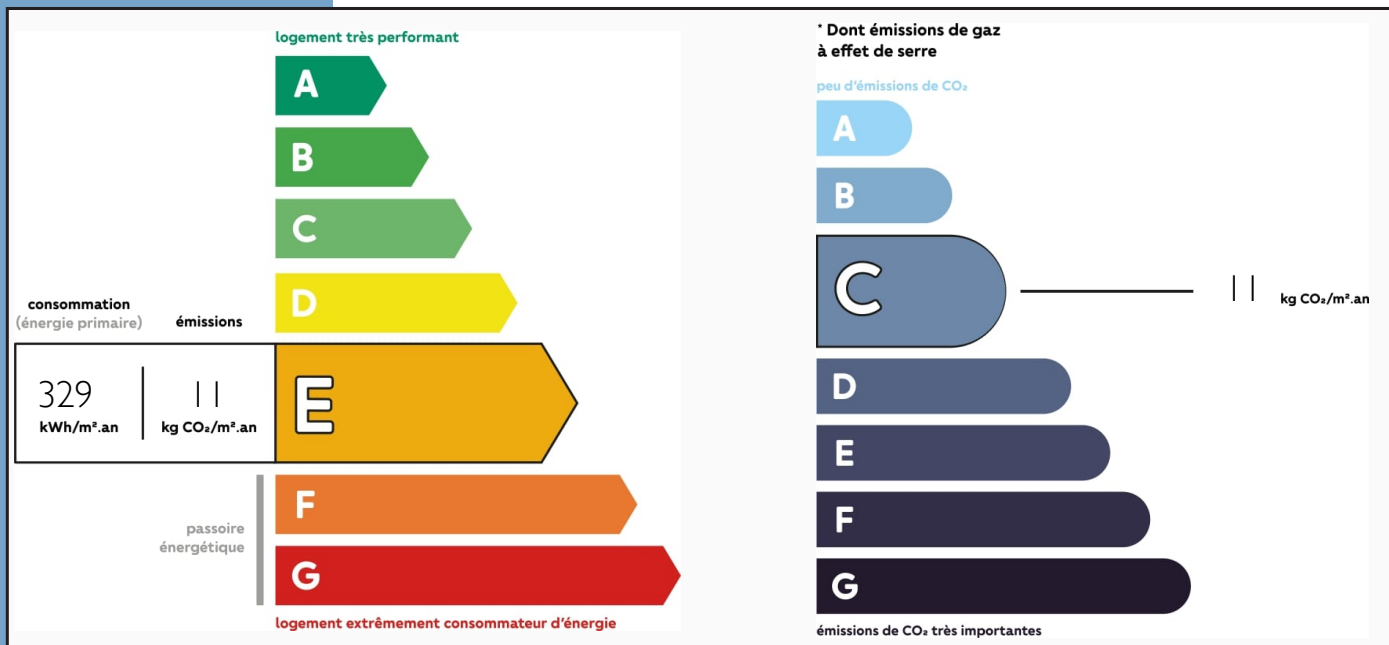


SPACIOUS 4-BED, 2-BATH HOME IN PORT VENDRES WITH HARBOR VIEWS, RENTAL POTENTIAL & CENTRAL LOCATION...

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

Ref : A33490AHA66

ENERGIE-DPE



NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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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