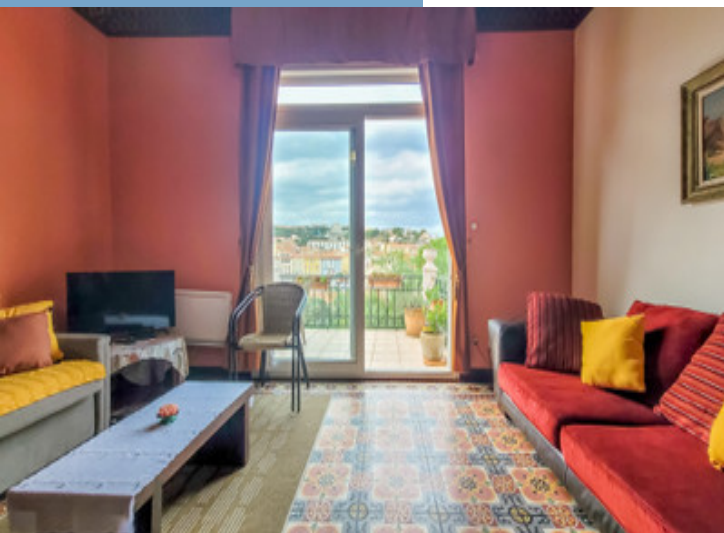




SPACIOUS 4-BED, 2-BATH HOME IN PORT
VENDRES WITH SUNNING HARBOR VIEWS,
RENTAL POTENTIAL & CENTRAL LOCATION

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



PROPERTY FACT FILE	
REFERENCE	A33490AHA66
PRICE	€ 595,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	147 m ²
LAND	491 m ²
TOWN	Port-Vendres
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, High speed internet, Water on site
<small>*Price based on current exchange rate which is subject to change</small>	



- 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 SUNNING HARBOR VIEWS, RENTAL POTENTIAL & CENTRAL LO...

Ref : A33490AHA66

Seaside Investment Opportunity – 4-Bed, 2-Bath Home with Harbor Views in Port Vendres

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

DESCRIPTIF

Port Vendres – Spacious 4-Bedroom House with Harbor Views and Investment Potential

Nestled in the charming seaside town of Port Vendres, this spacious 4-bedroom, 2-bathroom home, built in 1905, offers a rare opportunity for both family living and investment. Port Vendres is a popular harbor town with a wide range of shops, cafés, and restaurants, while Perpignan—with its airport and TGV station—is just a short drive, and Spain and Girona Airport are easily accessible.

House – 147 m² of living space

Ground Floor:

Entrance hallway

Fitted and equipped kitchen (13 m²) with ample storage

Spacious living and dining area with colonial-style ceilings and harbor views from inside

Access to an upper terrace (18 m²) overlooking the harbor

Bedroom 1 (14 m²) with terrace access

Bedroom 2 (13 m²) overlooking the front garden

Bathroom (6 m²) with walk-in shower, double sink, fully tiled

Separate WC with sink

Lower Level:

Internal staircase to lower floor

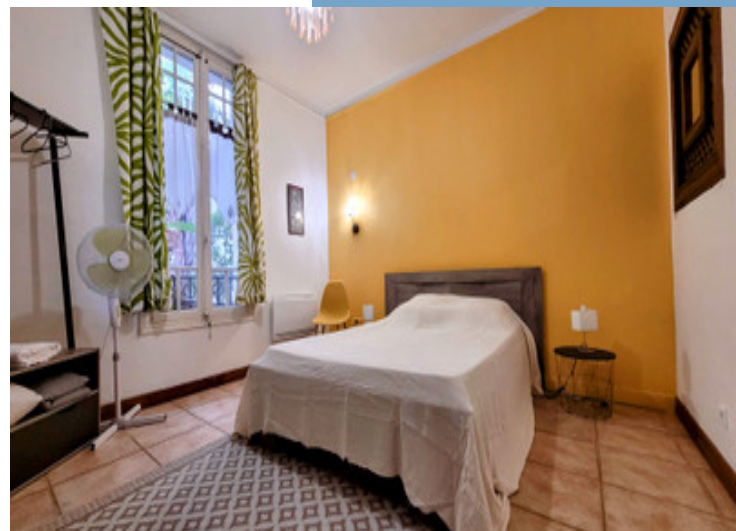
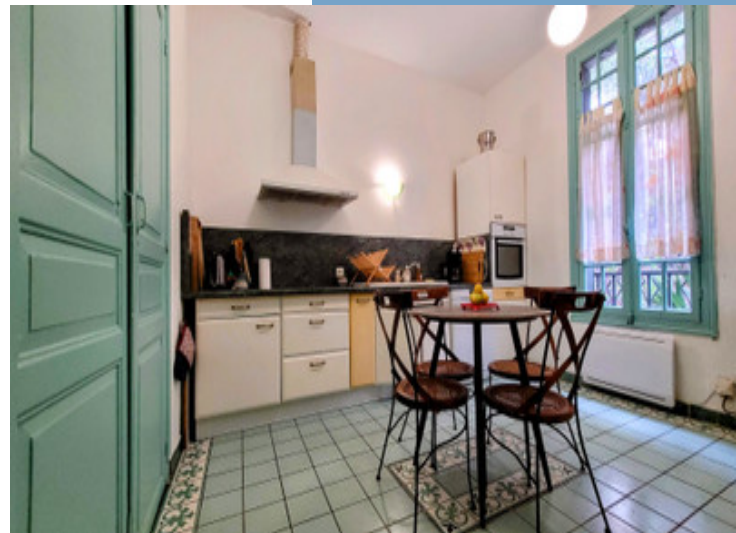
Bedrooms 3 & 4 (16 m² each) with access to the lower terrace

Bathroom (7 m²) with bathtub, sink, fully tiled

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

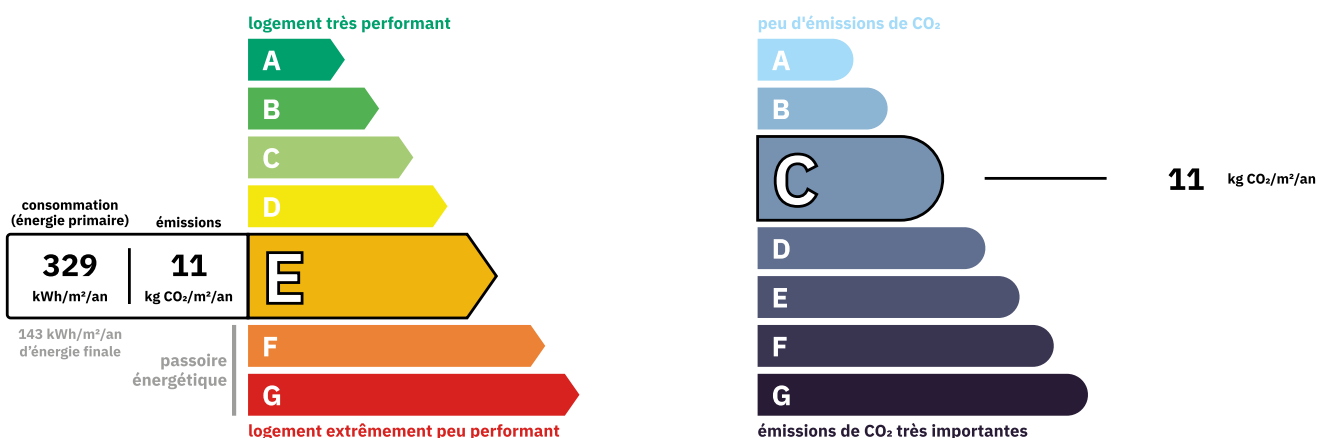
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A33490AHA66

ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 3794 € and 5132€ for 2021

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

Réf : A33490AHA66
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr