



## House 4 bedroom(s) for sale



### Στοιχεία μεσίτη

Όνομα:	Patrick Gibbins
Όνομα εταιρείας:	Artaxa Immo Sarl
Χώρα:	France
Experience since:	2008
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	
Languages:	French
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 324,500

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Banyuls-dels-Aspres
Ταχυδρομικός κωδικός:	66300
Δημοσιεύθηκε:	17/12/2024

Περιγραφή:

Super 4 BEDROOM DETACHED HOUSE, POOL, gardens, quietly situated.

Situated at the end of a NO THROUGH ROAD this attractive property has a lot to offer and is ideal for family living / holidays or rental too. On the ground floor there is a large lounge/diner which opens directly onto the lovely gardens, terrace and pool. The fitted kitchen is a great size and could easily be knocked through to the lounge/diner to create an approx 50m2 OPEN PLAN living space should you wish. This home also offers GROUND FLOOR LIVING options, with a double bedroom and shower room (with wc) on this floor. Upstairs there are a further 3 double bedrooms all with fitted wardrobes, plus a bathroom and separate WC.

In good condition, this house is well equipped and has all the comforts of home including air conditioning, double glazing and electric shutters. It would benefit from some updating but works well as it is. The house is also practical, it has a garage with mezzanine and plenty of storage space inside the property. The outside space offers PRIVACY and tranquillity, yet here you are within a stone's throw of the village centre / schools etc.



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Book your viewing now, you will not be disappointed! Call 06 28 23 76 88

Banyuls dels Aspres: with a population of approx. 1200, the charming village centre with traditional church of St Andrew, dating from the 11<sup>th</sup> century has services including schools, a post office, a pharmacy and a bar. There is also a popular weekly fresh produce market. For all your other needs the village is ideally placed, 10 mins from Le Boulou, 20mins from Perpignan and 25mins from the coast at Argeles. It also boasts wonderful views of the Aspres and Alberes foothills.

Legal Mentions (in French) : Honoraires a la charge du vendeur.

Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) .

Κατάσταση: Good  
Κατασκευάστηκε: 2000

### **Κοινά**

Κρεβατοκάμαρες: 4  
Μπάνια: 2  
1/2 baths: 2  
Τελειωμένα τετραγωνικά πόδια: 115 τ.μ  
Μέγεθος αυλής: 550 τ.μ

### **Room details**

Total rooms: 5  
Indoor Features: Fitted kitchen

### **Building details**

Number of Off Road Parking: 1  
Number of Garages: 1

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.509.841



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