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## Character Village House With Terrace And Garage, Pollestres

Pollestres , Pyrénées-Orientales , Occitanie



**€263,000**

inc. of agency fees

2 Beds

148 sqm

In the heart of a charming village, located just 10 minutes from Perpignan city centre, set in a quiet area, this village house has refurbished with great taste, yet retaining many original features and...

### At a Glance

**Reference** MFH-CB84283748

**Bed** 2

**Near to** Pollestres

**Pool** No

**Price** €263,000

**Hab.Space** 148 sqm

**Land Tax** N/A

### Property Description

In the heart of a charming village, located just 10 minutes from Perpignan city centre, set in a quiet area, this village house has refurbished with great taste, yet retaining many original features and offers 148m<sup>2</sup> of living space, a terrace and a large garage.

The house opens on the ground floor onto a large garage of 35m<sup>2</sup>. It also has on this level a small workshop space, separate toilets and an office with a separate entrance.

On the first floor a bright living room of almost 60m<sup>2</sup> (lounge of 47m<sup>2</sup> and open kitchen of more than 12m<sup>2</sup>), with original features such as stone walls, exposed beams, large volumes and an unusual glass ceiling revealing a cozy corner of the 2nd floor of the house.

The second floor opens onto a landing of 11.70m<sup>2</sup> with a glass floor (looking down to the living room below) which serves 2 bedrooms, a dressing room, a bathroom with toilet, a shower room and separate WC.

The third and top floor has a laundry room (which could be redesigned into a summer kitchen) and a private terrace of almost 18m<sup>2</sup> and with views of the Albères mountains.

Built on the old city wall, the house offers all modern comforts such as reversible air conditioning, heated floors, centralized vacuum and a garage with electric door.

Pollestres is a dynamic town equipped with all the amenities (shops, supermarkets, shopping area, etc.) but also sports and cultural facilities, ideal as a main family home.

This property results from a delegation of mandate.

Summary

Property type: Village house  
Bedrooms: 2  
Price €263,000

Key Information

Year Built: 1900  
Internal Area: 148 sqm  
Property Features:  
• Air-conditioning  
Has Air Conditioning? Yes

Location: Occitanie



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