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## Contemporary Barn Conversion, Espira De L'agly

Espira-de-l'Agly , Pyrénées-Orientales , Occitanie



**€474,000**

inc. of agency fees

3 Beds

150 sqm

Tucked away in the heart of the village, character stone village house for sale, an old barn which has been completely rehabilitated...

### At a Glance

**Reference** MFH-CB84370096

**Bed** 3

**Near to** Espira-de-l'Agly

**Pool** No

**Price** €474,000

**Hab.Space** 150 sqm

**Land Tax** N/A

### Property Description

Tucked away in the heart of the village, character stone village house for sale, an old barn which has been completely rehabilitated by an architect into a residential house in 2009.

Furnished with great care in a contemporary style, bathed in light, the house offers more than 150m<sup>2</sup> of living

space, two terraces (20m<sup>2</sup> and 17m<sup>2</sup>), a 55m<sup>2</sup> garden, and a 107m<sup>2</sup> garage offering many possibilities.

A mid-terraced house built on 3 levels (ground floor + 2 floors), laid out as follows:

On the ground floor: a large garage opening onto the garden through large bay windows, which can be partly converted into a living space, workshop, additional bedrooms and other living space projects.

On the 1st floor: a large and bright living room of 92m<sup>2</sup>, fully equipped open-plan kitchen and dining area all opening onto two extremely charming terraces, one facing the street and the other facing south overlooking the garden; a toilet, a pantry and a laundry room.

On the 2nd floor: 3 bedrooms and a bathroom.

The whole property is in perfect condition and benefits from high-quality fixtures and fittings (polished concrete, heated and cooled floors, large bestoke aluminum windows, artistic ironwork).

The village of Espira de l'Agly extends from the rich Roussillon plain to the foothills of the Corbières from which it is separated by a forest of pine trees. Ideally located, just 10km from Perpignan, 14km from the sea, 5km from the North Perpignan motorway exit and the airport.

## Summary

Property type: Countryside house  
Bedrooms: 3  
Price €474,000

## Key Information

Internal Area: 150 sqm

Property Features:

- Air-conditioning

Has Air Conditioning? Yes

## Location: Occitanie



## Gallery









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