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## Stone Village House On Large Land With Outbuilding, Eus

Eus , Pyrénées-Orientales , Occitanie



**€526,000**

inc. of agency fees

4 Beds

200 sqm

In the popular village of Eus, stone village house of 147m<sup>2</sup> of living space and an independent cottage of 55m<sup>2</sup> all built on a plot of 3712m<sup>2</sup> with stunning and dominant views of Mont Canigou and the entire...

### At a Glance

**Reference** MFH-CB84536760

**Near to** Eus

**Price** €526,000

**Bed** 4

**Pool** No

**Hab.Space** 200 sqm

**Land Tax** N/A

### Property Description

In the popular village of Eus, stone village house of 147m<sup>2</sup> of living space and an independent cottage of 55m<sup>2</sup> all built on a plot of 3712m<sup>2</sup> with stunning and dominant views of Mont Canigou and the entire Roussillon plain.

The main house opens on the ground floor onto a living room, a 24m<sup>2</sup> bedroom and a bathroom.

On the garden level the house has a 22m<sup>2</sup> bedroom and a laundry room.

On the 1st floor a large bedroom, which can be used as a workshop (nearly 32m<sup>2</sup>), another bedroom of almost 17m<sup>2</sup> and a bathroom.

The outbuilding located below is a 55m<sup>2</sup> stone house currently rented with two garages and a cellar. This house offers strong seasonal rental potential, all year round, but also a perfect place to welcome family and friends.

Very close to Prades, Eus is one of the Most Beautiful Villages in France, an atypical stone village, well known to artists.

Nestled on a hilltop, Eus offers breathtaking panoramic views of the surrounding mountains and lush valley. Every street corner has a new perspective.

## Summary

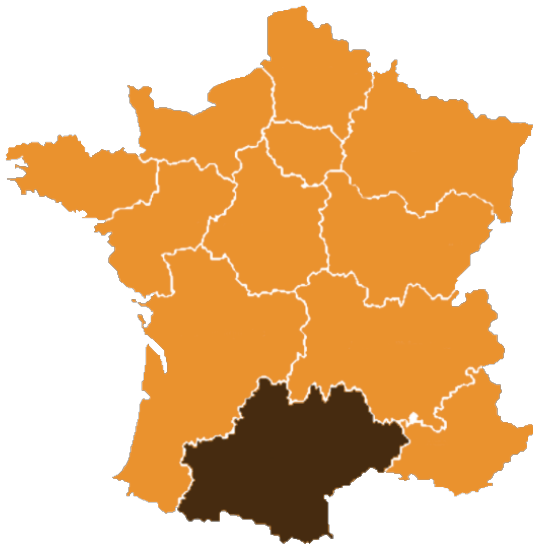
Property type: Village house  
Bedrooms: 4  
Price: €526,000

## Key Information

Year Built: 1900  
Internal Area: 200 sqm  
Number of Fireplaces: 1  
Property Features:

- Fireplace

## Location: Occitanie



## Gallery







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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