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## Country House For Sale, Garden + Views, Sournia

Sournia , Pyrénées-Orientales , Occitanie



**€265,000**

inc. of agency fees

3 Beds

141.55 sqm

**\*\*PRICE REDUCED\*\*** Set above the village of Sournia and sitting on a plot of 3590m<sup>2</sup> and benefitting from a quiet, countryside...

### At a Glance

**Reference** MFH-CB84709445

**Near to** Sournia

**Price** €265,000

**Bed** 3

**Pool** No

**Hab.Space** 141.55 sqm

**Land Tax** N/A

### Property Description

**\*\*PRICE REDUCED\*\***

Set above the village of Sournia and sitting on a plot of 3590m<sup>2</sup> and benefitting from a quiet, countryside environment and stunning views.

Constructed in the early 1980's, the house is practical, all on one level offering a light and bright lounge with chimney, fitted kitchen, a large utility room (the old garage), 3 bedrooms, one with a shower room plus access to the veranda, then a family bathroom and separate WC.

Outside a generous sized plot with various fruit trees and space to install a pool, plus a good-sized garage and cellar space. Parking for numerous vehicles including a camping car.

Many features including, double glazed UPVC windows (2019), thermodynamic water heating system (2024) coupled with solar panels, photovoltaic panels, air-to-air heat pump system (2019), insulated attic (2019), automatic exterior lights, electric gates, 3 underground rainwater collection tanks (13 000 litres)...

Sournia is a small village of approximately 500 habitants with amenities such as a primary school, grocery store, doctor's office, pharmacy, petrol station... Situated at an altitude of 550m, ideal for those looking to live in a secluded environment, a site of choice for tourism activities such as hiking, fishing and cycling. At approximately 30 mins (22km) from Ille sur Tet where you will find all the conveniences, stores and services and about 50 mins (48km) from Perpignan.

Summary

Property type:	Countryside house
Bedrooms:	3
Price	€265,000

Key Information

Year Built:	1980
Internal Area:	141.55 sqm
Number of Fireplaces:	1
Property Features:	
•	Fireplace

Location: Occitanie



## Gallery









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**S. and L. BROWN**



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