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## Character Village House With Garden And Pool, Montauriol

Montauriol , Pyrénées-Orientales , Occitanie



# €389,000

inc. of agency fees

4 Beds

176.21 sqm

Superb, character village house dating from the end of the 18th century combining modern comfort with original features such as terracotta floors, wood beams and beautiful wooden doors throughout the...

### At a Glance

**Reference** MFH-CB85126982

**Bed** 4

**Near to** Montauriol

**Pool** Yes

**Price** €389,000

**Hab.Space** 176.21 sqm

**Land Tax** N/A

### Property Description

Superb, character village house dating from the end of the 18th century combining modern comfort with original features such as terracotta floors, wood beams and beautiful wooden doors throughout the house.

Situated in the quiet hamlet of Les Hostalets this mid-terraced house is set over various levels as follows:

Ground floor - the entrance hall leads on to a spacious living/dining area, with terracotta floors and open Catalan fireplace. To the rear a country kitchen which leads on to a secluded terrace to enjoy the open views of the countryside and mountains beyond. Access from here via some external steps to the garden and pool.

First floor - a spacious landing leads to 2 good-sized bedrooms, both with ensuite shower rooms and one having numerous fitted wardrobes.

Second floor - an impressive, light and bright master suite offering a 38m<sup>2</sup> bedroom plus mezzanine area, a dressing room (or children's bedroom) plus shower room and a sauna.

The garden level - steps lead down from the kitchen terrace to an extra 25m<sup>2</sup> of space which leads on to the lower garden and pool area.

The garden is planted with mature shrubs and trees, plus the 12m x 2.5m lap pool is rare for this type of property.

A magical property located in the foothills of the Pyrenees, ideal for nature lovers who are looking to live away from the hustle and bustle yet only a short drive to the vibrant market town of Thuir and a 40 minute drive from the sea and from the Spanish border.

EPC rating not eligible.

## Summary

Property type: Village house  
Bedrooms: 4  
Price: €389,000

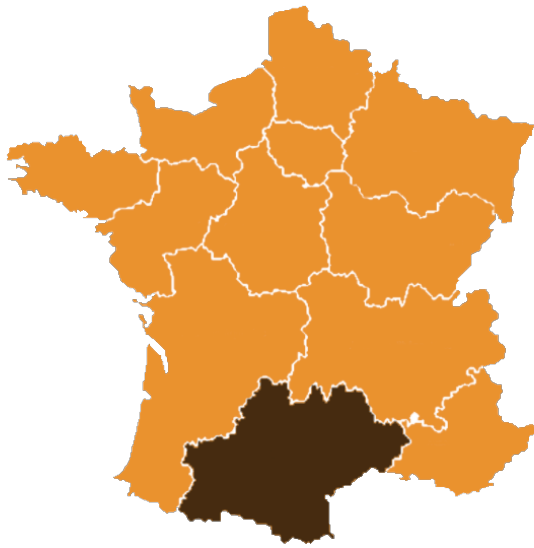
## Key Information

Internal Area: 176.21 sqm  
Number of Fireplaces: 1  
Property Features:

- Fireplace

Swimming Pool? Yes

## Location: Occitanie



# Gallery









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