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## 4-sided Single-storey Villa With Views, Prats-de-sournia

Prats-de-Sournia , Pyrénées-Orientales , Occitanie



**€239,000**

inc. of agency fees

5 Beds

170.36 sqm

Situated at one end of the village of Prats-de-Sournia, on a 990 m<sup>2</sup> plot, single-storey, 4-sided house enjoying a quiet, country setting and panoramic, unobstructed views of the mountains and the entire...

### At a Glance

**Reference** MFH-CB85570880

**Bed** 5

**Near to** Prats-de-Sournia

**Pool** No

**Price** €239,000

**Hab.Space** 170.36 sqm

**Land Tax** N/A

### Property Description

Situated at one end of the village of Prats-de-Sournia, on a 990 m<sup>2</sup> plot, single-storey, 4-sided house enjoying a quiet, country setting and panoramic, unobstructed views of the mountains and the entire plain.

With approx. 170m<sup>2</sup> of living space, the house features an entrance hall, an enclosed veranda, a welcoming

living room with a sitting area and fireplace, an open-plan kitchen and a dining area with pellet stove. It also offers four bedrooms, a bathroom, two WCs and a laundry room.

An independent studio not attached to the house completes this property. It comprises a bedroom and a bathroom.

This property has access for people with reduced mobility, guaranteeing ease of movement throughout the house. The exterior also features a practical carport to protect your vehicle and a terrace/solarium area above. Unoverlooked, the well-kept garden is ideal for enjoying sunny days and al fresco dining.

Quality construction, aluminum double-glazing and electric blinds ensure comfort and energy efficiency all year round. Located in a peaceful setting, this house is a rare opportunity. Whether you're looking for a main residence or a vacation home, it has everything you could wish for.

In the heart of the Corbières Fenouillèdes regional nature park, Prats-de-Sournia is a picturesque village perched at 640m altitude, with splendid views over the Corbières, the Gulf of Lion and the Canigou. Most of the village's streets are pedestrianized, allowing you to stroll in complete safety and admire its 11th-century signal tower, 12th-century Romanesque church, etc. It's also the starting point for many walks and hikes. Prats-de-Sournia boasts a heated open-air public swimming pool and a communal foyer.

## Summary

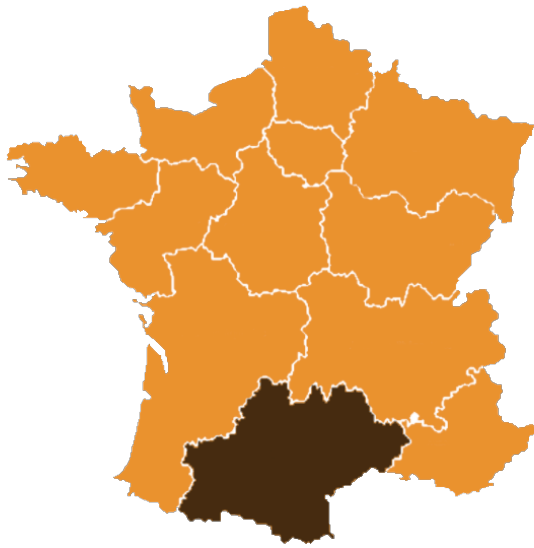
Property type: Modern Villa  
Bedrooms: 5  
Price: €239,000

## Key Information

Year Built: 2011  
Internal Area: 170.36 sqm  
Number of Fireplaces: 1  
Property Features:

- Fireplace

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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