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## Spacious Village House With Patio, Elne

Elne , Pyrénées-Orientales , Occitanie



# €289,000

inc. of agency fees

4 Beds

169 sqm

**\*\*PRICE REDUCED\*\*** Set in the heart of the historical village, built in the early 1900's this large family home oozes with charm and character and offers spacious living set over 3 floors as follows: Ground...

### At a Glance

Reference MFH-CB83435306

Near to Elne

Price €289,000

Bed 4

Pool No

Hab.Space 169 sqm

Land Tax N/A

### Property Description

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

Set in the heart of the historical village, built in the early 1900's this large family home oozes with charm and character and offers spacious living set over 3 floors as follows:

Ground floor: a large entrance hall with original Catalan floor tiles leads to a sleeping area to the rear with shower room and WC, a laundry area plus access to the garage.

First floor: a spacious kitchen with dining area which leads out on to a large patio for alfresco dining, a large and bright living room with beautiful wooden floors and beams; then a WC with handbasin.

Second floor: a large landing leads to a large shower room with WC, 3 bedrooms, one of which accesses a sleeping area under the eaves with velux window.

A unique property, an ideal lock-up-and leave home, in a popular village with amenities.

Elne, ancient capital of Roussillon, steeped in 2,500 years of history, is an inspiring and fascinating lively town at only a 10 minute-drive to the Mediterranean coast.

## Summary

Property type: Village house  
Bedrooms: 4  
Price: €289,000

## Key Information

Year Built: 1900  
Internal Area: 169 sqm  
Number of Fireplaces: 1  
Property Features:

- Fireplace

## Location: Occitanie



## Gallery











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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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