



## Apartment on the ground floor

EGAT (66)

**345 000 €\***

\* Agency fees to be paid by the seller



96 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Magnificent Breathtaking Apartment in Egat in the Pyrénées-Orientales. This prestigious real estate gem has three luxurious bedrooms, including a master suite with its private bathroom, and a large living room of more than 35 m<sup>2</sup> bathed in natural light, this main room is tastefully furnished, offering space comfortable and welcoming living. The major asset of this apartment is its private terrace, a true haven of peace where you can enjoy the fresh mountain air. Every detail of this apartment has been carefully thought out to offer an exceptional living environment, with refined mountain decoration which creates a warm and elegant atmosphere. Egat is an emblematic village of Cerdanya, renowned for its authentic charm and outdoor activities. This village offers a calm and serene living environment. The surrounding area is full of hiking trails, ski slopes in winter and outdoor activities all year round. You will appreciate the quiet pace of life and the proximity to the preserved nature of the Pyrenees. Whether for a primary residence or an investment, this apartment represents a rare opportunity in one of the most desirable locations in the region. Contact us today to arrange a viewing and let yourself be seduced by the potential of this exceptional apartment in Egat! Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Gaëlle RUAT**

**FONT-ROMEU-ODEILLO-VIA (66120)**

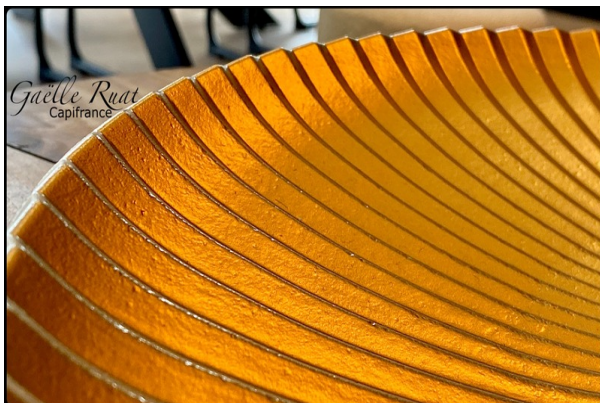
Agent

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PERPIGNAN

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 854594

Property type ..... Apartment on the ground floor

Floors count ..... 2

Exposure ..... S-W

View ..... Vue dégagée, sur Montagne

Furnished ..... Yes

### SURFACES

Living space ..... 96 m²

Living room surface ..... 36 m²

Land surface ..... 258 m²

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Toilets count ..... 1

Washrooms ..... 2

### DPE/GES

DPE ..... 43

GES ..... 1

### APPENDIX

Parking ..... extérieur

Parking space ..... 2

Videophone ..... Non

### SERVICES

Heater ..... électricité

Kitchen ..... aménagée

Interpcom ..... Yes



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