

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS



SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 06560, VALBONNE France - [www.RHF1.com](http://www.RHF1.com)

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

## Village House in the Old Centre of Ceret For Sale

**Reference No:** 2952

**Price Euros:** 138,000

**Area:** Ceret

**Town:** Ceret

**Department:** Pyrenees Orientales

**Bedrooms:** 2

**Land Size m2:** 0

**Habitable space m2:** 70

**Full Description:** Requiring a full cosmetic refresh but otherwise in excellent order this property is in the heart of old Céret. Situated halfway along a quiet residential side street, the market, shops, bars and restaurants of this thriving and cultural village are just seconds away.

Built over three floors the accommodation comprises:

**Ground Floor.** The front door gives onto a short hallway with staircase leading up to the first floor, a side door leads into a good sized store room / workshop / laundry which has its own independent door onto the street – this space lends itself well to conversion to habitable space such as independent studio, office space, third bedroom and bathroom etc. Stone stairs lead up to:

**First Floor.** Door opens onto an open-plan lounge, dining and kitchen area (which could be easily divided into individual rooms) with double French doors opening onto a balcony over the street below. Off to one side is a separate WC and shower room with pedestal basin. Staircase leads up to:

**Second Floor:** a wide hallway divides the front from the back – to the rear there is a small double bedroom and a separate family bathroom (yet to be fitted out), while overlooking the street is a good-sized double bedroom with walk-in dressing area – facing south-west this bedroom attracts a lot of light. Above these rooms is an open attic space which has the potential to become a roof terrace (planning permission required) from which the views over the rooftops, the Albères and Mt Canigou would be smashing; there is more than enough space in the wide hallway below to install a staircase to a roof terrace without stealing any space from the bedrooms or bathroom.

NB: The second floor has recently been rewired however this remains to be done on the other floors.

**Summary:** Such properties are never long on the market especially when priced competitively as this one is. Here is an excellent opportunity to secure a charming and characterful home in the ancient centre of Céret, one of the most demanded and loved places to live in the Roussillon. The house is in sound condition, just awaiting the style and taste of a new owner to give it a new lease on life.

**Property Features:** Balcony, Broadband / ADSL, Cave, Development Potential, Fireplace, Laundry, Letting Potential, Tile Floors, Town water

**Nearby Amenities:** Fitness Center, Forest/Parkland, Golf Course, Lake, Local Shopping, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Sports Complex, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Weekly market

**View:** Village

**Heating:** Electric

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