



BEAUTIFUL MOUNTAIN HOME WITH STUNNING VIEWS, PRATS DE MOLLO



REF: DH564

On the edge of the lively mountainous town of Parts de Moll, walking distance from all the facilities, restaurant and outdoor swimming pool of the town, beautiful home entirely and tastefully upgraded few years ago and offering 160m² total living space on a landscaped garden of 2090m². The property features 3 double bedrooms, 2 refurbished bathrooms, large lounge area with log burner, fully fitted traditional kitchen and a dining, breakfast area with a barbecue.

LOCATION:

- Distance to Coast: 1 Hour
- Distance to Perpignan: 45 Mins
- Distance to Girona: 1 Hour
- Distance to Ski: 2 Hour

MAIN FEATURES:

- Total Living Space: 160M²
- Outside Space: 2090M²
- Exposure: S
- Bedrooms: 3
- Bathrooms: 2

OTHER FEATURES:

- Central Gas Heating
- Main Water And Sewage
- Broadband And Sky
- Peaceful Environment

Consommations énergétiques
(en énergie primaire)
pour le chauffage, la production d'eau chaude
sanitaire et le refroidissement
Consommation conventionnelle : **155 kWh_{EP}/m².an**

Exprimé en énergie primaire / m².an

Logement économe	Logement
≤ 50 kWh A	
51-90 kWh B	
91-150 kWh C	
151-230 kWh D	←
231-330 kWh E	
331-450 kWh F	
> 451 kWh G	
Logement énergivore	

Emission de gaz à effet de serre (GES)
pour le chauffage, la production d'eau chaude
sanitaire et le refroidissement
Estimation des émissions : **36 kWh_{eqCO2}/m².an**

Exprimé en Kg équivalent CO₂ / m².an

Faible émission de GES	Logement
≤ 6 kg A	
6-10 kg B	
11-20 kg C	
21-35 kg D	
36-55 kg E	←
56-80 kg F	
> 81 kg G	
Forte émission de GES	