



## Renovated 3 Bed Village House with Stunning Views for Sale in Ria-Sirach France



### Informazioni sull'Agente

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Nome:             | Niall Madden                                                                  |
| Nome della ditta: | Esales Property Limited                                                       |
| Nazione:          | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Tipo di servizio: | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Telefono:         |                                                                               |
| Languages:        | English                                                                       |
| Sito web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Dettagli dell'inserzione

|                |             |
|----------------|-------------|
| Proprietà per: | Saldi       |
| Prezzo:        | EUR 219,990 |

### Posizione

|              |            |
|--------------|------------|
| Nazione:     | France     |
| Cap:         | 66500      |
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| Descrizione: |            |

Renovated 3 Bed Village House with Stunning Views for Sale in Ria-Sirach France

Esales Property ID: es5554972

6 Rue du Foyer

Ria-Sirach

66500

France

Renovated 3-Bedroom Village House: Modern Comfort with Pyrenean Vistas in Ria-Sirach

Discover the perfect blend of rustic French charm and contemporary luxury in this beautifully renovated three-story village home. Located in the heart of Ria-Sirach, a scenic commune in the Pyrénées-Orientales, this property offers a rare opportunity to own a turnkey residence in one of France's most



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sought-after regions. Whether you are searching for a spacious permanent family home or a secure, low-maintenance 'lock-up-and-leave' holiday retreat, this 160 m2 (1,722 sq. ft.) house delivers on every front.

## Elevated Design and Panoramic Views

The hallmark of this property is its spectacular orientation. Perched to capture the raw beauty of the Conflent region, the house offers captivating, unobstructed views of Mont Cornet and the Rocher du Roussillon.

The interior layout has been thoughtfully reimagined across three levels to maximize space and natural light:

- \* **The Master Suite:** A highlight of the recent renovations is the spacious, newly constructed master bedroom. This private sanctuary includes a dedicated walk-in wardrobe and a sleek, modern en-suite bathroom.
- \* **Open-Plan Living:** The heart of the home is a sprawling open-plan living, dining, and kitchen area. This space is designed for modern lifestyles, providing a bright and airy atmosphere for family gatherings and entertaining guests.
- \* **Additional Living Spaces:** At the top of the house, you will find a cozy secondary sitting room. This intimate space serves as a perfect reading nook or quiet retreat, offering direct access to the sunny terrace—the ideal spot for alfresco dining or enjoying a glass of local wine while watching the sunset over the peaks.

## Versatility and Modern Connectivity

In an era of remote work, this home is fully equipped for the digital nomad. The property features high-speed fiber internet and a dedicated small office area, ensuring you can stay connected and productive while enjoying the tranquility of village life.

The lower level of the home provides excellent functional versatility. It currently houses a hobby area and a separate small laundry room. For those needing extra sleeping quarters, the hobby area could easily be incorporated into the third bedroom to create an expansive guest suite or a large teenage retreat. With a total of three bedrooms and three bathrooms, the home ensures privacy and comfort for all residents and visitors.

## Unbeatable Location: Mountains, Sea, and Beyond

Ria-Sirach offers an 'adventure at your doorstep' lifestyle. Located in a paradise for walkers and mountain bikers, the property is surrounded by countless trails that wind through the foothills of the Pyrenees.

- \* **The Best of Both Worlds:** You are less than an hour away from world-class ski resorts to the west and the Mediterranean beaches to the east.
- \* **Local Amenities:** Convenience is key. A supermarket is just 5 minutes away, and the bustling market town of Prades is only an 8-minute drive, offering a wide array of shops, cafes, and health services. The



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village itself is family-friendly, featuring its own primary school with a maternal section.

\* **Effortless Travel:** The village is remarkably well-connected. You can walk to local train and bus services that link you directly to Perpignan (40 minutes away). The A9 motorway, the main artery connecting Northern France to Spain, is also just a 40-minute drive.

## A Comprehensive 'Turn-Key' Package

This sale is unique in its completeness. To facilitate a seamless transition for the new owners, the property is being sold with an incredible array of inclusions:

\* **Furnishings:** A significant portion of the furniture and fixtures are included, allowing you to move in without the stress of furnishing a three-story home from scratch.

\* **Storage and Security:** The property features a large garage with ample space for a vehicle, additional storage, and washing facilities.

## Technical Specifications

\* **Surface Area:** 160 m<sup>2</sup> (approx. 1,722 sq. ft.)

\* **Configuration:** 6 Rooms (3 Bedrooms, 3 Bathrooms)

\* **Climate Control:** Electric heating and Air Conditioning.

\* **Efficiency:** Energy Performance Diagnosis (DPE) rated C.

\* **Parking:** One designated outdoor space plus one garage space.

With its recent high-quality renovations, air-conditioned comfort, and a location that offers both peace and accessibility, this Ria-Sirach home is a rare find in today's market.

## ABOUT THE AREA

Ria-Sirach is a picturesque commune in the Pyrénées-Orientales department of southern France, nestled in the historic and natural region of Conflent. Formed by the merger of the villages of Ria and Sirach, the municipality sits in the Têt River valley at the foot of the majestic Mount Canigou. This charming enclave is defined by its rugged Pyrenean landscape, characterized by dramatic elevation changes, lush forests, and a tranquil atmosphere that feels worlds away from the busy coastal resorts, despite being less than an hour from the Mediterranean.

The history of Ria-Sirach is deeply intertwined with its medieval past. The village of Ria was once the seat of a powerful seigneurie, and though its 12th-century castle was largely destroyed in the 17th century, the base of its ancient walls still overlooks the town. Religious heritage is equally prominent, featuring the Saint-Vincent Church in Ria, known for its iconic Romanesque bell tower, and the fortified Saint-Clément Church in Sirach. For centuries, the area was also a hub for iron production, utilizing wood-fired blast furnaces that contributed to the region's industrial renown until the mid-20th century.

As a gateway to the Regional Park of the Catalan Pyrenees, Ria-Sirach is a paradise for outdoor enthusiasts. The 'Pin du Roi' hiking trail offers stunning vistas of the valley and the surrounding peaks, while the nearby Grotte des Grandes Canalettes provides a subterranean adventure through one of



France's most beautiful cave systems. The village serves as a perfect base for exploring the 'Most Beautiful Villages of France' located just minutes away, such as the fortified town of Villefranche-de-Conflent and the sun-drenched hilltop village of Eus.

The most convenient gateway to the region is Perpignan–Rivesaltes Airport (PGF), located approximately 50 km (31 miles) to the east. The drive from the airport to Ria-Sirach typically takes about 45 minutes via the N116 highway. For travelers seeking a wider selection of international flights, Girona–Costa Brava Airport (GRO) in Spain is about 125 km away (a 1.5-hour drive), and Barcelona–El Prat Airport (BCN) is approximately 220 km to the south, reachable in roughly 2.5 hours by car or high-speed train via Perpignan.

## MAiN FEATURES:

- \* 160m2 of living space
- \* 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Comune

|                        |        |
|------------------------|--------|
| Camere da letto:       | 3      |
| Bagni:                 | 3      |
| Finito piedi quadrati: | 160 mq |
| Dimensione del lotto:  | 160 mq |

## Utility details

|          |    |
|----------|----|
| Heating: | Sì |
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.257.540



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