LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CATALAN MAS, 4 BED, INDEPENDANT STUDIO, GARAGE, WORKSHOP, ON 3.2 HECTARES LAND. 10KM THUIR/15KM BEACHES

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PROPERTY FACT FILE

REFERENCE	A17188
PRICE	€ 530,000 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (510 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	197 m²
LAND	31429 m²
TOWN	Villemolaque
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change





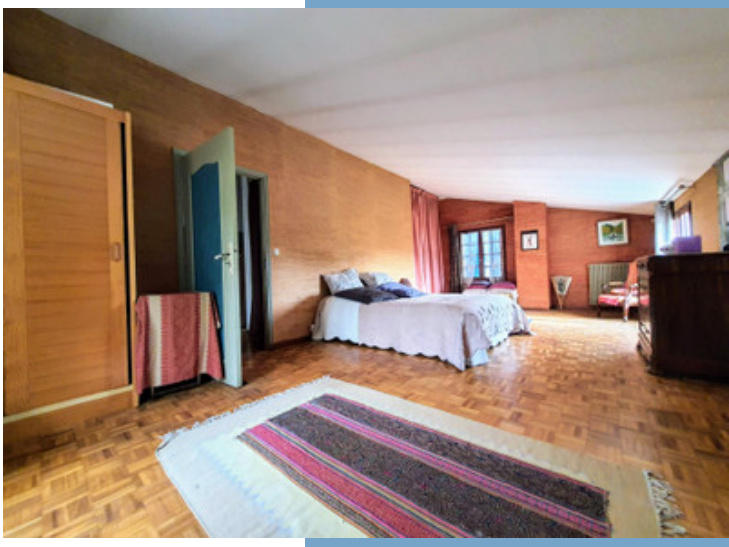
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- Large Plot of Land 3.2 hectares
- Detached mas with additional garage building
- self contained studio apartment
- easy access to transport links
- 15km to nearest beaches

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A RARE OPPORTUNITY to acquire a unique property on 3.2 hectares of flat land, perfectly located just 10km from Thuir, 15km from Perpignan, and 15km from Mediterranean beaches. This charming traditional farmhouse offers an open-plan living space, 4 large bedrooms, and 2 modern bathrooms. The property also includes a



DESCRIPTION

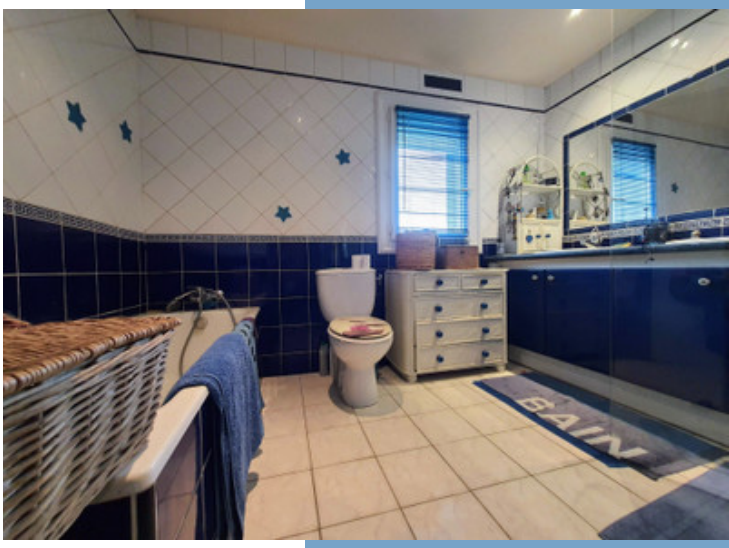
Located at the entrance to a Catalan village with all amenities, schools and services, this property is a 15km drive to Perpignan with airport and TGV train station.
Beaches at Saint Cyprien and Argeles sur Mer are also a short 15km drive.
Access A7 motorway under 8km

The main farmhouse is a traditional mas style, retaining many original features with an abundance of charm and character.

Main entrance to open plan ground floor living area:
Louge area with seating and insert wood burnig fireplace (37m2)
Kitchen fully fitted and equipped with breakfast bar (22m2)

wc with hand wash and cloakroom (3m2)

1st floor featuring traditional parquet flooring
Bedroom 1 with storage space (29m2)
Bedroom 2 (16m2)
Shower room (3m2)
Bedroom 3 (9m2)
Bedroom 4 with fitted wardrobes (15m2)
Bathroom with wc, shower, bath tub (8m2)



Independent studio apartment
Open plan living area with fully fitted and equipped kitchen (26m2)
Bathroom (4m2)

Extensive summer kitchen with seating area, sunny terraces and far reaching views of Alberes mountain range in the distance.

Garage with workshop and exterior covered parking (approx 120m2)

A recently installed heat pump provides heating and hot water, alongside the more traditional insert fireplace in the lounge area.

3.2 hectares of mosty flat land, in part fenced, with mature trees and open views.



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A17188

COMPLETE FILE AND PHOTO ON REQUEST

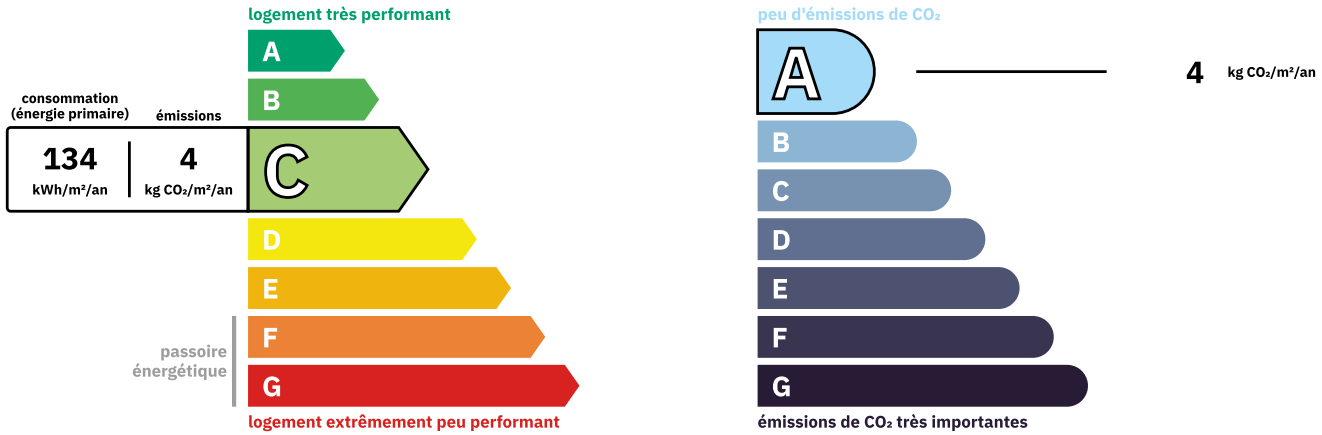
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1300 € and 1820€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A17188
FILE COMPLETE AND PHOTOS ON REQUEST

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