





TRADITIONAL CATALAN MAS: 4 GITES, 3 POOLS, LARGE PRIVATE PLOT 7.500M2, 20 MINS TO SEA

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LARGE PRIVATE PLOT
7,500M2, 20 MINIS TO SEA





#### PROPERTY FACT FILE

REFERENCE A36324AHA66

PRICE € 1,890,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 14
BATHROOM 11

ACCOMMODATION 400 m<sup>2</sup>

LAND 7500 m<sup>2</sup>

TOWN Villelongue-dels-Monts

**DEPARTMENT** 

LOCATION Town property

TYPE Ensemble de Gîtes

CONDITION Good condition

FEATURES Swimming Pool, Mains Drains,

Garage

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





- 127m2 farmhouse with private pool and terrace
- two independent cottages sharing second pool
- 15th-century stone Mas (146m²)
- a short walk from the village
- 20 minutes from the beach

Magnificent Catalan stone Mas Gîte complex offering excellent rental income and investment potential.

Includes a charming 127m<sup>2</sup> farmhouse with private pool and terraces, plus two independent cottages sharing a second pool. Also features a stunning 15th-century stone Mas (146m<sup>2</sup>), renovated in 2024 to

#### DESCRIPTION

Villelongue-Dels-Monts is a charming traditional village offering shops, schools, and a welcoming community.

This beautiful Catalan stone Mas is located just a short walk from the village center, in a quiet residential street. Not isolated, it enjoys a peaceful setting with open views stretching from the Mediterranean to the Pyrenees.

MAIN HOUSE - 127 m<sup>2</sup>

Authentic Catalan style with colorful tiles, wooden shutters, and bright open spaces.

Ground floor:

Fully equipped kitchen with granite island

Open-plan living room with wood-burning stove, overlooking garden and pool

Direct access to a 15m x 3m sunny terrace

Bedroom with adjacent shower and W.C.

First floor:

2 en-suite bedrooms (with bath/shower), views over the garden and toward the coast

2 additional bedrooms

Shared shower room and W.C.

Spiral staircase both inside and out

GÎTE I-3 Bedrooms (ideal for year-round or seasonal rental)

Ground floor:

2 main bedrooms with en-suite showers and W.C.

One opens directly to the garden

First floor:

Fully equipped kitchen with island

Dining and living area

Third bedroom with en-suite bathroom

South-facing view over the courtyard and toward the Pyrenees

GÎTE 2 – 3 Bedrooms

2 floors + loft

2 bedrooms, 2 bathrooms

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A36324AHA66

COMPLETE FILE AND PHOTO ON REQUEST

TRADITIONAL CATALAN MAS: 4 GITES, 3 POOLS, LARGE PRIVATE PLOT 7.500M2, 20 MINS TO SEA...

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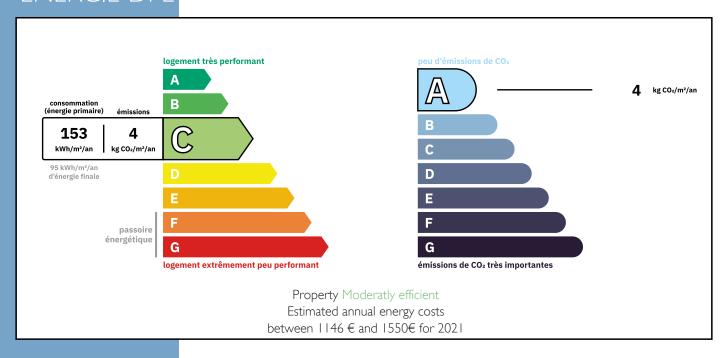




TRADITIONAL CATALAN MA 4 GITES, 3 POOLS, LARGE PRIVATE PLOT 7.500M2, 20 MINS TO SEA... Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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## **ENERGIE-DPE**



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# CONTACT

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