LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ARGELÈS-SUR-MER – CHARMING 17TH-CENTURY STONE PROPERTY WITH 5 GÎTES, PRIVATE GARDEN, 2 KM FROM BEACHES

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PROPERTY FACT FILE

REFERENCE	A48620AHA66
PRICE	€ 1,160,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	5
ACCOMMODATION	370 m²
LAND	1200 m²
TOWN	Argelès-sur-Mer
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Mains drainage, Private parking, Barns - outbuildings

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

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- 2 km from the beaches
- 17th-century stone property
- 5 independant gites
- enclosed Mediterranean garden
- charm, tranquillity and tourism potential

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In Argelès-sur-Mer, just 2 km from the beaches and close to Collioure, discover this charming 17th-century stone property comprising 5 gîtes, ideal for a holiday rental investment or a lifestyle business.

This beautifully renovated former shepherd's dwelling offers 2

DESCRIPTION

In Argelès-sur-Mer, just 2 km from the beaches and close to Collioure and the Côte Vermeille, discover this exceptional character property comprising 5 independent holiday gîtes, set within part of a beautifully restored 17th-century stone building in a peaceful, historic and green setting.

Originally a shepherd's dwelling, built on the ancient ramparts of an 11th-century medieval castle, the semi-detached property has been carefully renovated to preserve its authentic character while providing modern comforts. Currently operating as a holiday rental business, it presents an excellent opportunity for a tourism investment or a lifestyle property combining a private residence with an established gîte business.

Five Independent, Comfortable and Characterful Gîtes

The property comprises 2 one-bedroom gîtes, 2 two-bedroom gîtes and 1 three-bedroom gîte,

Accommodation and floor areas:

Gîte 1: 38 m²

Gîte 2: 38 m² + 16 m² mezzanine

Gîte 3: 65 m²

Gîte 4: 63 m²

Gîte 5: 88 m²

Additional room: 48 m² + 12.5 m² mezzanine

Laundry room: 15 m²

Each holiday home features a fully equipped kitchen, comfortable living areas, reversible air-conditioning and a private terrace with barbecue, allowing guests to make the most of the Mediterranean climate. Fiber

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48620AHA66

COMPLETE FILE AND PHOTO ON REQUEST

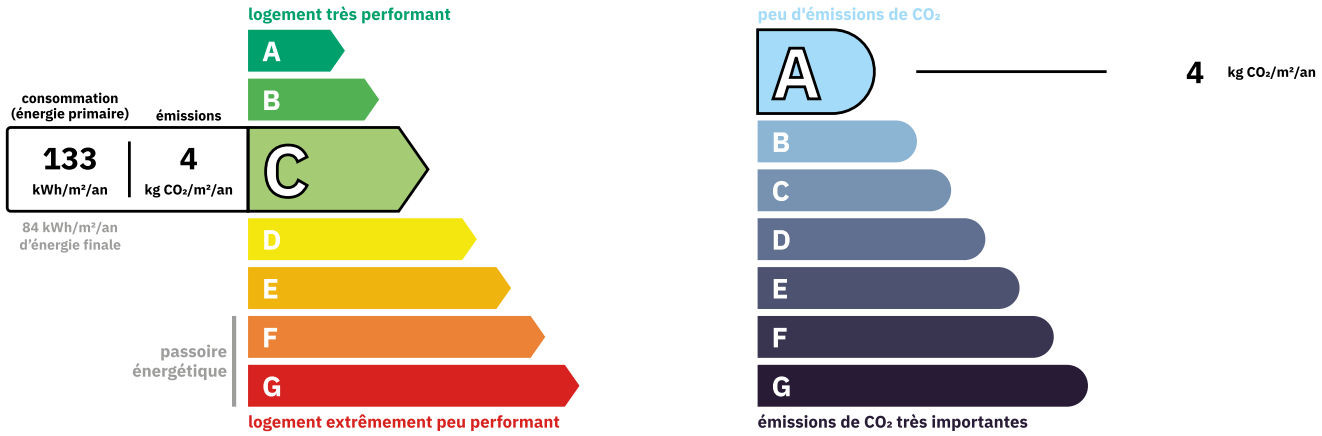
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3510 € and 4830€ for 2023

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 :A48620AHA66

FILE COMPLETE AND PHOTOS ON REQUEST

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