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## Exceptional Property Dating From The 19th Century And Outbuildings, On...

Perpignan , Pyrénées-Orientales , Occitanie



# €895,000

inc. of agency fees

7 Beds      330 sqm      0.3 ha

Located at the foot of Mont Canigou, less than 1 hour from the city of Perpignan, the sea and ski resorts, in the heart of the Regional Nature Reserve of the Catalan Pyrénées (Conflent area), in a spa...

### At a Glance

|                  |                |                |           |                  |          |
|------------------|----------------|----------------|-----------|------------------|----------|
| <b>Reference</b> | MFH-CB83963694 | <b>Near to</b> | Perpignan | <b>Price</b>     | €895,000 |
| <b>Bed</b>       | 7              | <b>Pool</b>    | No        | <b>Hab.Space</b> | 330 sqm  |
| <b>Land</b>      | 0.3 ha         |                |           | <b>Land Tax</b>  | N/A      |

### Property Description

Located at the foot of Mont Canigou, less than 1 hour from the city of Perpignan, the sea and ski resorts, in the heart of the Regional Nature Reserve of the Catalan Pyrénées (Conflent area), in a spa town and "station verte" well known for its unspoilt environment with numerous hiking trails.

Exceptional property built in 1885 by the famous architect Vigo Dorf Petersen on a stunning park of 3000m<sup>2</sup> with century old mediterranean essences, a pool and panoramic views.

The main home, currently run as a B&B, offers more than 330m<sup>2</sup> and features 7 bedrooms, 4 bathrooms, a large living room, dining area and a spacious office or second living room.

In addition to the main property there is a large stone building divided into 3 apartments of around 50m<sup>2</sup> each and a 50m<sup>2</sup> garage that could be converted into a fourth gîte.

## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 7                 |
| Price          | €895,000          |

## Key Information

|                       |         |
|-----------------------|---------|
| Internal Area:        | 330 sqm |
| Land Area:            | 0.3 ha  |
| Number of Fireplaces: | 1       |
| Property Features:    |         |
| • Air-conditioning    |         |
| Has Air Conditioning? | Yes     |

## Location: Occitanie



## Gallery













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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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