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Stone Farmhouse With Views, Outbuildings, 4840m² Of Land, Prades

Prades , Pyrénées-Orientales , Occitanie



€685,000

inc. of agency fees

4 Beds

207 sqm

In the Conflent valley, just 30 minutes from Perpignan, 40 minutes from the coast and one hour from the ski resorts of the Pyrenees, characterful stone farmhouse with outstanding views of Mont Canigou,...

At a Glance

Reference MFH-CB84247424

Near to Prades

Price €685,000

Bed 4

Pool No

Hab.Space 207 sqm

Land Tax N/A

Property Description

In the Conflent valley, just 30 minutes from Perpignan, 40 minutes from the coast and one hour from the ski resorts of the Pyrenees, characterful stone farmhouse with outstanding views of Mont Canigou, the famous village of Eus and the mountains surroundings on a wooded plot of 4840m². It totals approximately 520m² of built space and consists of a main residence of 200m² entirely renovated with taste and quality materials, a

barn to convert of 95m² on the ground adjoining the house, a detached house of 67m² with adjoining courtyard (open barn of 'approximately 40m² on the ground), a large paved space, enclosed by stone walls which can be transformed into a large garage of 70m², various cellars and sheds, terraces and a large garden with trees and above ground swimming pool.

The main house is built on two levels. The 1st level consists of a superb and bright living room of 61m² with stone walls, exposed beams with open kitchen, cozy living room with wood stove, all opening through a large bay window onto a sunny south-west facing terrace with sublime views of Mont Canigou and the garden, two bedrooms including a suite with adjoining bathroom, a separate toilet.

The 2nd level has 3 bedrooms including a large suite (35m²) with dressing room and adjoining bathroom, a large bathroom, hallways.

A barn of 93m² on the ground is adjoining the house and could be converted into an independent dwelling or into an extension to the main residence. The house has on the ground floor 4 cellars, two sheds and a paved and walled space (70m²) which can also be converted.

A small house not attached to the main house offers a total of 67m² spread over two levels with on the ground floor a living room with wood stove, a bathroom with WC and upstairs a bedroom with WC and adjoining dressing room.

This house has an adjoining courtyard of 40m² which can be converted into additional accommodation. This property is ideal for a family willing to settle in a peaceful environment or for people looking for an activity of gîtes.

The park is divinely planted with fruit trees, a century-old weeping sole and an above-ground swimming pool.

This farmhouse inspires tranquility and great serenity in the countryside.

Summary

Property type: Farmhouse
Bedrooms: 4
Price: €685,000

Key Information

Internal Area: 207 sqm
Number of Fireplaces: 1
Property Features:

- Fireplace

Location: Occitanie



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