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## Beautiful Stone Farmhouse With Garden And Pool, Near Perpignan

Ille-sur-Têt , Pyrénées-Orientales , Occitanie



# €745,000

inc. of agency fees

5 Beds

260 sqm

Ideally located, just 20 minutes away from Perpignan city centre, on the edge of a lively town offering all the amenities and set on a plot of 3242m<sup>2</sup> with heated pool. This stone built farmhouse has been...

### At a Glance

**Reference** MFH-CB84319565

**Near to** Ille-sur-Têt

**Price** €745,000

**Bed** 5

**Pool** Yes

**Hab.Space** 260 sqm

**Land Tax** N/A

### Property Description

Ideally located, just 20 minutes away from Perpignan city centre, on the edge of a lively town offering all the amenities and set on a plot of 3242m<sup>2</sup> with heated pool.

This stone built farmhouse has been entirely and tastefully restored in keeping in harmony with the original style. The property offers 260m<sup>2</sup> of living space plus outbuildings such as a garage, various attics, and a

cellar offering a total of 480m<sup>2</sup>.

It features on the ground floor a generous entrance leading onto a vast and luminous living room with fireplace, dining area, semi open plan fitted kitchen, a pantry, an office leading onto a covered patio, a large garage leading onto 2 attics and a cellar.

The first floor offers 5 bedrooms, 2 shower rooms, 1 bathroom, 2 dressing rooms. This floor benefit from an independent entrance through outdoor stairs and part of it could be separate from the main accommodation in order to do a B&B activity.

The exterior offers a 65m<sup>2</sup> south-facing terrace leading onto the heated pool, a summer kitchen plus barbecue and a heated 8\*4m swimming pool. The garden is planted with various Mediterranean essences.

This elegant property is ideal as a welcoming large family home, but with potential for running a B&B business.

## Summary

Property type: Farmhouse  
Bedrooms: 5  
Price: €745,000

## Key Information

Internal Area: 260 sqm  
Number of Fireplaces: 1  
Property Features:

- Air-conditioning

Swimming Pool? Yes  
Has Air Conditioning? Yes

## Location: Occitanie



## Gallery













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