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Outstanding Property, Panoramic Sea + Mountain Views, Banyuls Sur Mer

Banyuls-sur-Mer , **Pyrénées-Orientales** , **Occitanie**



€2,990,000

inc. of agency fees

4 Beds 171.27 sqm 1.9 ha

In an exceptional setting, superb stone farmhouse completely renovated and offering breathtaking panoramic views of the sea, the Côte Vermeille, the vineyards and the Albères mountains. The house offers...

At a Glance

Reference	MFH-CB83379961	Near to	Banyuls-sur-Mer	Price	€2,990,000
Bed	4	Pool	Yes	Hab.Space	171.27 sqm
Land	1.9 ha			Land Tax	N/A

Property Description

In an exceptional setting, superb stone farmhouse completely renovated and offering breathtaking panoramic views of the sea, the Côte Vermeille, the vineyards and the Albères mountains.

The house offers a magnificent living room of almost 70m², 5 bedrooms including 2 on the ground floor, a

studio and a large glazed loggia of 60m². Renovated with great taste and high-quality materials, character and authenticity emerge from this farmhouse. Schist stones, raw wood, wrought iron, terracotta and an industrial style loggia make this farmhouse a one-of-a-kind property.

Well designed to enjoy the outdoors and the environment, set in a haven of peace and quiet, offering terraces, summer kitchen, heated swimming pool, pool house, hammam, gym, lounge area with large bar and benches, pétanque court, games room, carport, landscaped garden...

Located in an agricultural area and surrounded by nearly 2 hectares (5 acres) of woodland, the property overlooks the village of Banyuls sur Mer. Being self-sufficient in water (borehole and 70,000L reserve) and equipped with a solar water heater, this farmhouse can correspond to an self-sufficient project. It also has horse boxes, a workshop and a large room to convert.

Possibility of also purchasing a vineyard of 8ha (20 acres) in the Collioure-Banyuls appellation, a wine cellar as well as a 5 bedroom flat with swimming pool in the village below.

Partner agent mandate - delegation.

Summary

Property type:	Countryside house
Bedrooms:	4
Price	€2,990,000

Key Information

Internal Area:	171.27 sqm
Land Area:	1.9 ha
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has Alarm	Yes

Location: Occitanie



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