

[Click to view MFH-CB85113401](#)

Single-story Country Home, Estoher

Estoher , Pyrénées-Orientales , Occitanie



€795,000

inc. of agency fees

4 Beds

181 sqm

In a protected and peaceful setting just 38 minutes by car from Perpignan, this beautiful single-storey property built in 1970 has benefitted from a major transformation and improvement works, 15 years...

At a Glance

Reference MFH-CB85113401

Near to Estoher

Price €795,000

Bed 4

Pool No

Hab.Space 181 sqm

Land Tax N/A

Property Description

In a protected and peaceful setting just 38 minutes by car from Perpignan, this beautiful single-storey property built in 1970 has benefitted from a major transformation and improvement works, 15 years ago.

Perfectly maintained over the years, the main house of approximately 150m² consists of a beautiful entrance hall, a living room with kitchen and dining room, three bedrooms including a suite with shower room, dressing room and mezzanine, a veranda used as a lovely dining room, a terrace leading to the gardens and a

14m² garage.

The house also benefits from a 27m² studio with balcony, accessed internally but which can also be totally independent.

Then there is also a fully equipped 32m² apartment annex for nightly & seasonal rentals.

On a wooded and well-maintained plot of 4920m² with a beautiful swimming pool of 10x5m; the plot benefits from an irrigation channel, a horse box, an electric fence and a large storage shed.

Estoher is a small village located in the Conflent valley which benefits from green tourism thanks to its protected and exceptional environment. 15 minutes from Prades, fast roads only 5 km away and easy access to amenities.

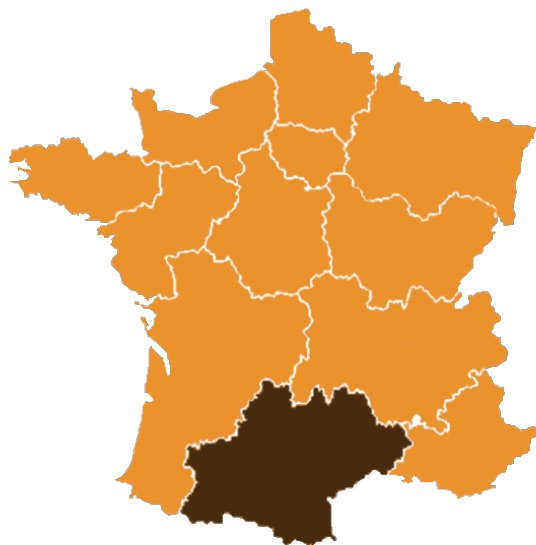
Summary

Property type: Village house
Bedrooms: 4
Price: €795,000

Key Information

Internal Area: 181 sqm

Location: Occitanie



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates