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## Single-story Country Home, Estoher

Estoher , Pyrénées-Orientales , Occitanie



**€770,000**

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** €770,000

**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 150m<sup>2</sup> 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

14m<sup>2</sup> garage.

The house also benefits from a 27m<sup>2</sup> studio with balcony, accessed internally but which can also be totally independent.

Then there is also a fully equipped 32m<sup>2</sup> apartment annex for nightly & seasonal rentals.

On a wooded and well-maintained plot of 4920m<sup>2</sup> 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: €770,000

## Key Information

Internal Area: 181 sqm

## Location: Occitanie





## Gallery







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