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## Character House With Beautiful Garden, Ille-sur-tet

Ille-sur-Têt , Pyrénées-Orientales , Occitanie



**€450,000**

inc. of agency fees

10 Beds

290 sqm

This stunning 18th-century village house, boasting generous volumes, has undergone several transformations and improvements over...

### At a Glance

**Reference** MFH-CB85129059

**Bed** 10

**Near to** Ille-sur-Têt

**Pool** No

**Price** €450,000

**Hab.Space** 290 sqm

**Land Tax** N/A

### Property Description

This stunning 18th-century village house, boasting generous volumes, has undergone several transformations and improvements over time while preserving its authentic charm.

The character features have been impeccably maintained—elegant fireplaces, intricate moldings, traditional

floor tiles, spacious rooms, and high ceilings all add to the distinctive appeal of this remarkable residence.

With a total usable area of 380 m<sup>2</sup>, including 290 m<sup>2</sup> of living space, the house spans five levels over two sides: ground floor, garden level, and three upper floors. It offers 10 spacious bedrooms, including 4 en-suite, plus an additional shared bathroom. The property also boasts two large terraces with breathtaking views of the surrounding mountains.

Ideal for a large family, a boutique hotel, or a guesthouse project, the house features expansive common areas, including a bright and airy 70 m<sup>2</sup> living room.

The charming garden, adorned with mature trees and a swimming pool, also includes a beautiful stone outbuilding, which could easily be converted into a summer kitchen.

Perfectly located in the heart of Ille-sur-Têt, the house is just a short stroll from local shops and amenities. Perpignan airport is a 20-minute drive, the beaches 40 minutes, and the mountains with their ski resorts just 1.5 hours away.

A rare opportunity to own a historic and character-filled property in an exceptional setting!

## Summary

Property type: Countryside house  
Bedrooms: 10  
Price: €450,000

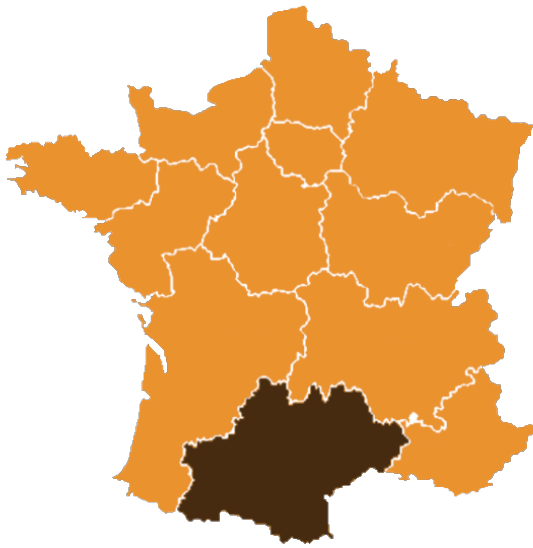
## Key Information

Internal Area: 290 sqm  
Number of Fireplaces: 1  
Property Features:

- Fireplace

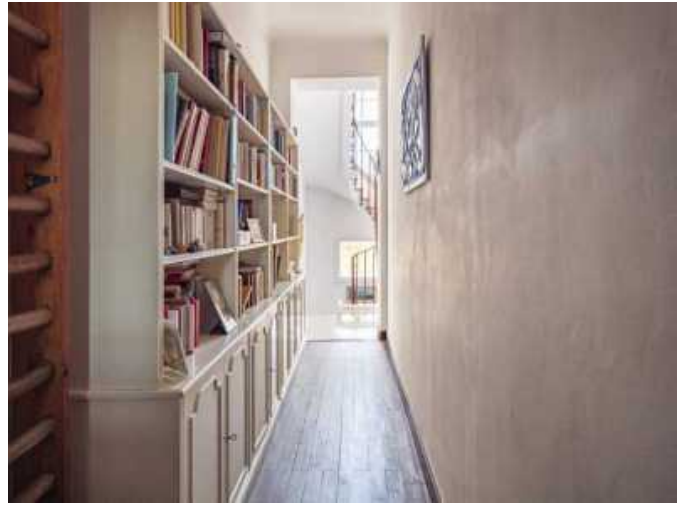
Has Alarm: Yes

## Location: Occitanie



## Gallery









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**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.

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