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## Stone House With Large Garden, Pollestres

Pollestres , Pyrénées-Orientales , Occitanie



# €495,000

inc. of agency fees

3 Beds

173.51 sqm

Located south of Perpignan in the village of Pollestres, within walking distance of amenities, stone winegrower's house completely renovated with taste and quality materials totaling 175m<sup>2</sup> of living space...

### At a Glance

**Reference** MFH-CB85283570

**Near to** Pollestres

**Price** €495,000

**Bed** 3

**Pool** Yes

**Hab.Space** 173.51 sqm

**Land Tax** N/A

### Property Description

Located south of Perpignan in the village of Pollestres, within walking distance of amenities, stone winegrower's house completely renovated with taste and quality materials totaling 175m<sup>2</sup> of living space on a plot of 5490m<sup>2</sup> with heated swimming pool.

This house of character is composed on the ground floor of an entrance leading to a 1st summer room, a large

open kitchen with dining area, all giving access through large bay windows to the garden, the swimming pool and at the outside lounge. This level also offers 3 bedrooms including a large master suite (with dressing room, adjoining bathroom, WC) and a separate WC.

The 1st floor consists of a 2nd warm living room ideal in winter with wood stove, parquet flooring, exposed beams and stone walls.

The garden has an 8\*4m heated swimming pool, terraces and a summer lounge, it is partially planted with olive and fig trees providing shade and freshness, the other part consists of a large meadow. Its surface area and layout would make it possible to have horses or other animals on site.

A shed with wine growing vats and a garage complete this property.

Pollestres is a dynamic town equipped with all the amenities (shops, supermarkets, shopping area, etc.) but also sports and cultural facilities (media library, games library) for staying with family all year round. The wall, the Romanesque church, the medieval gate and its picturesque streets in the center make up the charm of this town full of history.

## Summary

Property type: Countryside house  
Bedrooms: 3  
Price: €495,000

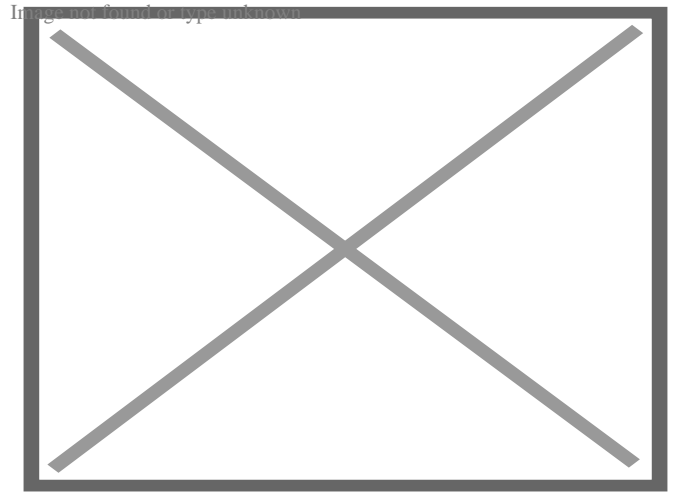
## Key Information

Year Built: 1860  
Internal Area: 173.51 sqm  
Property Features:

- Air-conditioning

Swimming Pool? Yes  
Has Air Conditioning? Yes

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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