

[Click to view MFH-CB85283570](#)

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 175m² 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 175m² of living space on a plot of 5490m² 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.

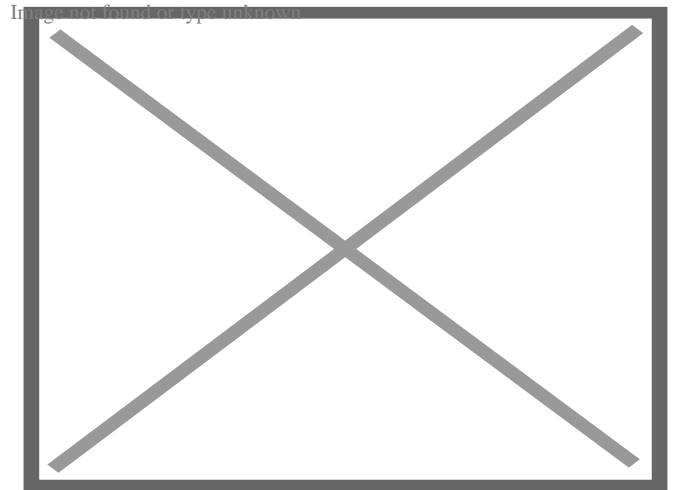
Summary

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







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