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## Substantial Stone Village House, Ponteilla

Ponteilla , Pyrénées-Orientales , Occitanie



# €419,000

inc. of agency fees

4 Beds

296.66 sqm

Located in the heart of the village of Ponteilla, south of Perpignan, large village house completely renovated with taste and...

### At a Glance

**Reference** MFH-CB85285717

**Near to** Ponteilla

**Price** €419,000

**Bed** 4

**Pool** No

**Hab.Space** 296.66 sqm

**Land Tax** N/A

### Property Description

Located in the heart of the village of Ponteilla, south of Perpignan, large village house completely renovated with taste and quality materials while respecting the original character of this superb building.

Totalling nearly 300m<sup>2</sup> of living space, this Cayrou stone house built on 3 levels offers a double entrance, the 1st is located on the street level and opens onto a patio / garden sheltered from view of 60m<sup>2</sup> leading via large bay windows (that can open completely) onto a large open room ideal as a summer lounge. A garage of more

than 130m<sup>2</sup> completes this level.

The 2nd entrance is located on the ground floor and opens onto a bright and elegant living room with fireplace, a separate high-end equipped kitchen, a 1st bedroom with fireplace and a master suite with adjoining bathroom.

The upper level offers 2 bedrooms including a majestic master suite of 46m<sup>2</sup> with superb ceiling heights, exposed beams, an adjoining bathroom, a large office of more than 30m<sup>2</sup> facing south and overlooking the Albères massif.

A 61m<sup>2</sup> cellar completes this atypical property and could be converted into additional living space.

## Summary

Property type: Village house  
Bedrooms: 4  
Price: €419,000

## Key Information

Internal Area: 296.66 sqm

Property Features:

- Air-conditioning

Has Air Conditioning? Yes

## Location: Occitanie



# Gallery







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**S. and L. BROWN**

