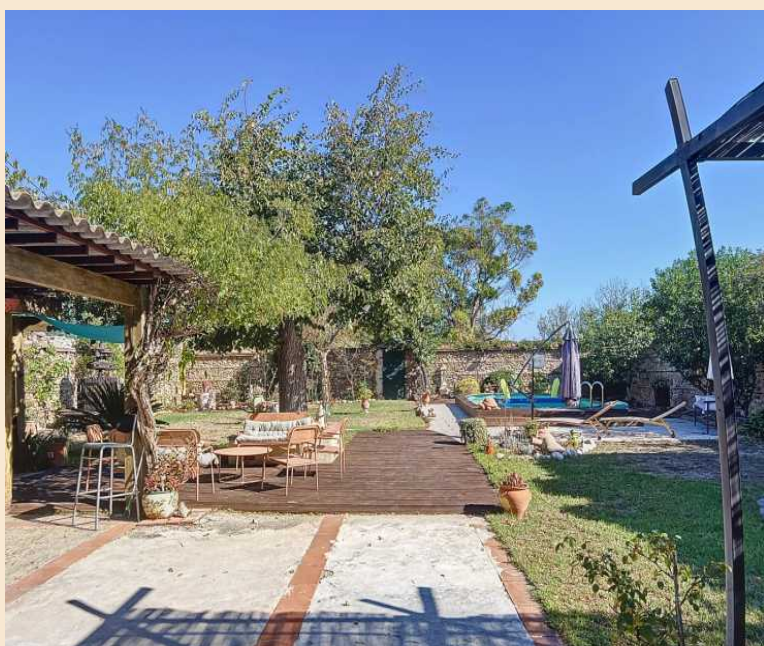


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## Stone House With Garden And Pool, Perpignan

Perpignan , Pyrénées-Orientales , Occitanie



# €799,000

inc. of agency fees

4 Beds

307.94 sqm

Part of a stone farmhouse divided into 2 dwellings of 196m<sup>2</sup> and 111m<sup>2</sup> located in a countryside environment, in a very popular area of Perpignan and less than 10 minutes from the beaches of Canet en...

### At a Glance

**Reference** MFH-CB85284794

**Bed** 4

**Near to** Perpignan

**Pool** Yes

**Price** €799,000

**Hab.Space** 307.94 sqm

**Land Tax** N/A

### Property Description

Part of a stone farmhouse divided into 2 dwellings of 196m<sup>2</sup> and 111m<sup>2</sup> located in a countryside environment, in a very popular area of Perpignan and less than 10 minutes from the beaches of Canet en Roussillon. This atypical property combines character (stone walls, exposed beams, beautiful volumes, etc.), modern comfort and a peaceful environment thanks to its large garden.

These 2 dwellings used to be a single one in the past and could once again be connected to offer only one dwelling of more than 307m<sup>2</sup>.

The first single-storey accommodation on the ground floor opens onto a majestic 45m<sup>2</sup> entrance leading to a very bright living room and a closed and equipped kitchen. The house has two suites, one with a bathroom and the other with an adjoining shower room. A large wine cellar completes this property.

The kitchen, the living room and the master suite are all open onto the outside, which gives this property a major asset. They consist of a garden of approximately 900m<sup>2</sup> tastefully landscaped out of sight, a summer kitchen, various terraces, a swimming pool, a shed and two garages.

The 2nd accommodation is a duplex apartment offering on the first level a large living room with open fitted kitchen, a bathroom, a pantry. The upper floor consists of a hallway, a bathroom, 2 bedrooms opening onto a southwest-facing terrace offering sublime views of the surrounding orchards and Mount Canigou.

This property would be perfect for family life by connecting the two accommodations by a central staircase. It could also offer an ideal setting for people wishing to combine their main residence and independent gîte.

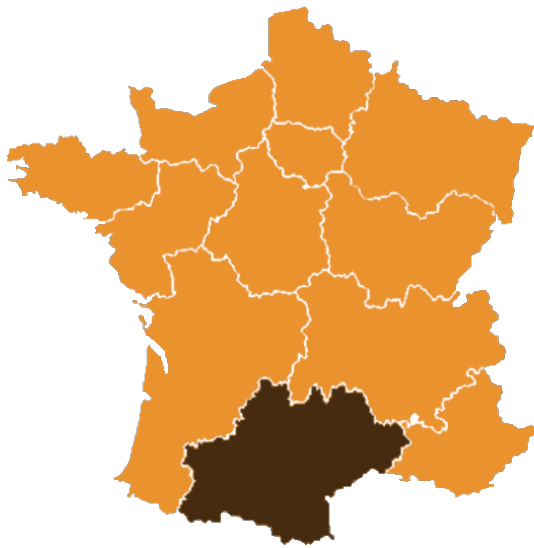
## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€799,000

## Key Information

Year Built:	1880
Internal Area:	307.94 sqm
Number of Fireplaces:	1
Property Features:	
• Fireplace	
Swimming Pool?	Yes

## Location: Occitanie



# Gallery









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