

[Click to view MFH-CB85284794](#)

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 196m² and 111m² 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 196m² and 111m² 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 307m².

The first single-storey accommodation on the ground floor opens onto a majestic 45m² 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 900m² 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









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