

[Click to view MFH-CB85305451](#)

Property With Gite, Outbuildings, Pool, Saint Marsal

Saint-Marsal , Pyrénées-Orientales , Occitanie



€535,000

inc. of agency fees

5 Beds

252.8 sqm

Property with sublime panoramic views of Mount Canigou, nature and the surrounding mountains, on a wooded park of 7440m², just 500 meters from the town of Saint Marsal. The property consists of a single-storey...

At a Glance

Reference MFH-CB85305451

Near to Saint-Marsal

Price €535,000

Bed 5

Pool Yes

Hab.Space 252.8 sqm

Land Tax N/A

Property Description

Property with sublime panoramic views of Mount Canigou, nature and the surrounding mountains, on a wooded park of 7440m², just 500 meters from the town of Saint Marsal.

The property consists of a single-storey main house of 175m², an independent gîte of 77m², a garage, outbuildings and a swimming pool.

The main house benefits from a very large, bright living room opening onto a terrace decorated with a bioclimatic pergola, it offers 3 bedrooms, 1 dressing room, 1 laundry room and another room that can be converted into a bedroom, office or workshop.

The gite includes a large room of 30m² (bedroom, living room and bathroom) as well as a living room of 21m², a bathroom and a bedroom.

This property benefits from features and renovation of high quality: insulation, fireplace, reversible air conditioning, photovoltaic panels, rainwater recovery tanks, connection to the city water network.

The exteriors on this green site are a major asset: bioclimatic pergola, above-ground swimming pool, very large wooded park, outbuildings, etc.

An ideal property for people wanting to live surrounded by nature and carry out a lodging activity.

Saint Marsal is a small, typical medieval village with old stone houses. There are a few shops there but it is best known for its paths, its hiking trails and its idyllic location, surrounded by nature.

40 minutes from Arles sur Tech, 34 minutes from Amélie les Bains, 1 hour from Perpignan, 45 minutes from Céret, 1 hour 15 minutes from the beaches of Argelès-sur-Mer.

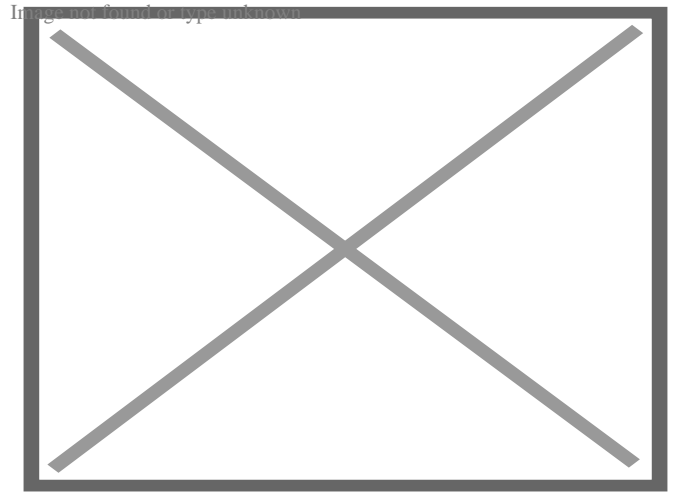
Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	5
Price	€535,000

Key Information

Year Built:	1950
Internal Area:	252.8 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