

[Click to view MFH-CB85510067](#)

Commercial Property Offering 5 Gites, A Large Main Accomodation, 2 Swimming...

Perpignan , Pyrénées-Orientales , Occitanie



€1,680,000

inc. of agency fees

15 Beds 630 sqm 0.24 ha

Ideally located, in a village close to the beaches of Saint Cyprien and its Golf, a few kilometers from Perpignan and within...

At a Glance

Reference	MFH-CB85510067	Near to	Perpignan	Price	€1,680,000
Bed	15	Pool	Yes	Hab.Space	630 sqm
Land	0.24 ha			Land Tax	N/A

Property Description

Ideally located, in a village close to the beaches of Saint Cyprien and its Golf, a few kilometers from Perpignan and within walking distance of amenities, real estate complex totaling 860m² of built space, including 630m² of living space, on an enclosed and wooded plot of 2380m² in Elne.

The main house of 300m² has a private garden sheltered from view with swimming pool (11*5m), pool house, jacuzzi (6 people), various sunny and shaded terraces and a landscaped area with Mediterranean species (olive trees, fig trees, palm trees, orange trees, laurels, etc.).

The private part is accessed from an independent entrance leading to a shaded terrace and the summer kitchen. The house built on two levels consists of a fully equipped modern kitchen opening onto a large and bright living room of 63m², a master suite of 26m² with dressing room and adjoining bathroom, four additional bedrooms, two bathrooms, two toilets, a workshop, an office, a gym with sauna, a laundry room, a storage room and a wine cellar.

The commercial part includes 5 type 3 gîtes (4 duplexes and one single storey), three of 65m², one of 60m² and one of 45m². They all have a private exterior and are sold fully furnished and equipped. The single storey gîte is accessible to people with reduced mobility. All the gîtes have access to exteriors separate from the private part with a 2nd swimming pool, a summer kitchen and various relaxation areas (gym, sauna and pétanque ground).

The land is divinely wooded and enclosed by walls, it allows 8 secure above-ground parking spaces, including 2 covered spaces under a carport. The entire property is equipped with reversible air conditioning, excellent insulation and 36 photovoltaic panels.

This property is ideal for a commercial gîte activity and a large and warm family home.

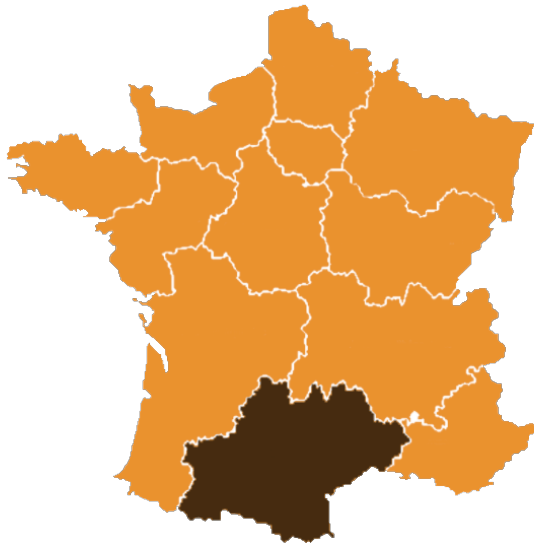
Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	15
Price	€1,680,000

Key Information

Internal Area:	630 sqm
Land Area:	0.24 ha
Number of Fireplaces:	1
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