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## 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

<b>Reference</b>	MFH-CB85510067	<b>Near to</b>	Perpignan	<b>Price</b>	€1,680,000
<b>Bed</b>	15	<b>Pool</b>	Yes	<b>Hab.Space</b>	630 sqm
<b>Land</b>	0.24 ha			<b>Land Tax</b>	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 860m<sup>2</sup> of built space, including 630m<sup>2</sup> of living space, on an enclosed and wooded plot of 2380m<sup>2</sup> in Elne.

The main house of 300m<sup>2</sup> 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 63m<sup>2</sup>, a master suite of 26m<sup>2</sup> 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 65m<sup>2</sup>, one of 60m<sup>2</sup> and one of 45m<sup>2</sup>. 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













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