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## Former Wine Estate, South Perpignan

Bages , Pyrénées-Orientales , Occitanie



**€785,000**

inc. of agency fees

359 sqm

Located in the heart of the charming village of Bages, in the Pyrénées-Orientales, this magnificent property consists of a Maison...

### At a Glance

**Reference** MFH-CB85607820

**Near to** Bages

**Price** €785,000

**Pool** Yes

**Hab.Space** 359 sqm

**Land Tax** N/A

### Property Description

Located in the heart of the charming village of Bages, in the Pyrénées-Orientales, this magnificent property consists of a Maison de Maître of 300m<sup>2</sup>, an adjoining 2 bedrooms gîte, a cellar of 180m<sup>2</sup> built on 2 levels (the ground floor + 1 level), an enclosed closed garage and a workshop.

From the moment you arrive, you'll be seduced by its authentic character and traditional architecture, which blend harmoniously into the surrounding landscape.

The interior is a real journey back in time, with its period woodwork, large fireplaces and high ceilings. The rooms are bright and spacious, offering a wealth of design possibilities. Whether as a main residence or a vacation home, this property will meet all your expectations.

Close to all amenities and main roads.

Work required.

## Summary

Property type: Countryside house  
Price: €785,000

## Key Information

Internal Area: 359 sqm  
Property Features:

- Swimming pool

Swimming Pool? Yes

## Location: Occitanie



## Gallery







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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.

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or email us at **bonjour@my-french-house.com**.

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## 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.

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