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## Authentic Stone Farmhouse With Gite, Pool And Views, 1.9 Hectares, Espira...

Perpignan , Pyrénées-Orientales , Occitanie



**€1,298,000**

inc. of agency fees

5 Beds

240 sqm

Authentic stone farmhouse dating from the 19th century in a sumptuous setting. Located on the edge of Perpignan, surrounded by...

### At a Glance

**Reference** MFH-CB85654861

**Bed** 5

**Near to** Perpignan

**Pool** Yes

**Price** €1,298,000

**Hab.Space** 240 sqm

**Land Tax** N/A

### Property Description

Authentic stone farmhouse dating from the 19th century in a sumptuous setting. Located on the edge of Perpignan, surrounded by nature, pine and olive trees on more than 1.9 hectares, with swimming pool and pool house, this completely refurbished stone farmhouse offers 240m<sup>2</sup> of living space divided into a main house and a gîte.

This character farmhouse has retained all its authenticity: stone walls, exposed beams, tiled floors.

The main house offers: a spacious living room with fireplace opening onto a terrace with sublime views over the entire Roussillon valley, the sea and the mountains, an equipped kitchen with fireplace, a pantry and a wc. On the 1st floor: a bathroom and 3 bedrooms including a large master suite with ensuite bathroom opening onto a beautiful terrace overlooking the countryside and the mountains.

An outbuilding adjoining the 82m<sup>2</sup> farmhouse has been converted into independent accommodation that could be operated as a gîte. It has a beautiful open kitchen, a living room, a winter garden, 2 bedrooms, a bathroom, a sauna, terraces and a private garden.

The exteriors allow you to enjoy a peaceful atmosphere, the Mediterranean climate and the privileged environment. They have various sunny or shaded terraces, a large 14x7m swimming pool with pool house and outstanding views from the terraces surrounding the swimming pool.

All the property has been fitted out and decorated with great taste and attention to detail.

Ideal as a main residence to accommodate a family looking for a place to live surrounded by nature, this farmhouse is also suitable for people wishing to manage a gîte activity.

The village of Espira de l'Agly extends from the rich Roussillon plain to the foothills of the Corbières from which it is separated by a forest of pine trees. Ideally located, just 10km from Perpignan, 14km from the sea, 5km from the North Perpignan motorway exit and the airport.

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	5
Price	€1,298,000

## Key Information

Internal Area:	240 sqm
Number of Fireplaces:	1
Property Features:	
• Swimming pool	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

## Location: Occitanie



## Gallery













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