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**This is a magnificent estate within short distance from Perpignan and...**

**Perpignan , Pyrénées-Orientales , Occitanie**



**€3,640,000**

**inc. of agency fees**

**4 Beds**

**1200 sqm**

**1.2 ha**

This is a magnificent estate within short distance from Perpignan and Canet, surrounded by vineyards, in a quiet environment with open views. It has a total of 2000m<sup>2</sup> of buildings on 1.2ha of land with...

### At a Glance

**Reference** MFH-CB4267497

**Bed** 4

**Land** 1.2 ha

**Near to** Perpignan

**Pool** Yes

**Price** €3,640,000

**Hab.Space** 1200 sqm

**Land Tax** N/A

### Property Description

This is a magnificent estate within short distance from Perpignan and Canet, surrounded by vineyards, in a quiet environment with open views. It has a total of 2000m<sup>2</sup> of buildings on 1.2ha of land with pool. A wing has been totally renovated and offers 4 ensuite, 2 lounges, a fitted and equipped kitchen and dining area and attic that could be converted into other ensuite bedrooms. Then a wing similar size to entirely convert into

extra accommodations. It also benefits from a professional wine cellar and offices. This property could easily be run as gites or B&b business in connexion with wine tourism and still have a private accommodation.

Rare on the market !

10mins,10mins,1 Hour,1h30

2000m<sup>2</sup>,1.2ha,South,4,4

Views vineyards and sea,Superb property,Outbuildings,Fees at the charge of the vendors

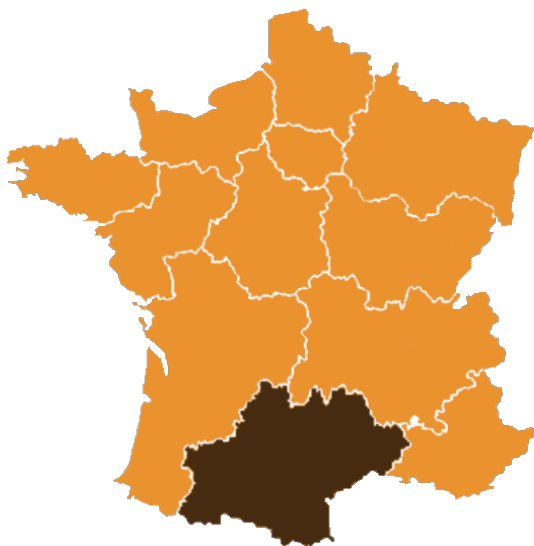
### Summary

Property type:	Countryside house
Bedrooms:	4
Price	€3,640,000

### Key Information

Internal Area:	1200 sqm
Land Area:	1.2 ha
Number of Fireplaces:	1
Property Features:	
• Swimming pool	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

### Location: Occitanie



## Gallery











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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.

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