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## Hamlet Of 5 Properties Set On An Exceptional Spot Facing The Canigou With...

Ria-Sirach , Pyrénées-Orientales , Occitanie



# €670,000

inc. of agency fees

8 Beds      285 sqm      2 ha

Hamlet made up of 5 houses, 285m<sup>2</sup> of living space on a plot of just over 2 hectares, at an altitude of 730m in a magnificent setting with breathtaking views of the Canigou, only 15 minutes from Prades...

### At a Glance

<b>Reference</b>	MFH-CB83275442	<b>Near to</b>	Ria-Sirach	<b>Price</b>	€670,000
<b>Bed</b>	8	<b>Pool</b>	No	<b>Hab.Space</b>	285 sqm
<b>Land</b>	2 ha			<b>Land Tax</b>	N/A

### Property Description

Hamlet made up of 5 houses, 285m<sup>2</sup> of living space on a plot of just over 2 hectares, at an altitude of 730m in a magnificent setting with breathtaking views of the Canigou, only 15 minutes from Prades.

This atypical property benefits from the necessary infrastructure for complete autonomy: photovoltaic plant,

solar collectors, spring, borehole, vegetable garden, one hectare of green oak woods to power the stoves. The site is also covered by 4G.

The hamlet is composed of:

- A main house of 132m<sup>2</sup> on 2 levels offering a large living room of 70m<sup>2</sup>, 3 bedrooms, a shower room and a bathroom as well as 2 mezzanines.
- A 24m<sup>2</sup> studio adjoining the main house
- A small house of 28m<sup>2</sup> on 2 levels
- A 51m<sup>2</sup> gîte on 2 levels
- A 48m<sup>2</sup> lodge on 2 levels
- Equipped outbuildings allowing the maintenance of land and houses.
- One hectare of arable land
- One hectare of green oak woods

Very close to hiking paths, this property has welcomed numerous hikers and artists soaking up this magical setting, etc. Ideal for tourist accommodation, it can also accommodate one or more families.

The hamlet is near the Nohèdes nature reserve, 15 minutes from Prades, 1 hour from Perpignan.

## Summary

Property type:	Countryside house
Bedrooms:	8
Price	€670,000

## Key Information

Internal Area:	285 sqm
Land Area:	2 ha
Number of Fireplaces:	1
Property Features:	
•	Fireplace

## Location: Occitanie



## Gallery













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