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## Stone Farmhouse And Professional Premises, Partly Constructed, Perpignan

Perpignan , Pyrénées-Orientales , Occitanie



# €699,000

inc. of agency fees

3 Beds

604.51 sqm

**\*\*PRICE REDUCED\*\*** On the outskirts of Perpignan, on a plot of 19,355m<sup>2</sup> overlooking the entire Roussillon plain and Mont Canigou, this property is partly constructed with the architecture of a traditional...

### At a Glance

Reference MFH-CB8141375

Near to Perpignan

Price €699,000

Bed 3

Pool No

Hab.Space 604.51 sqm

Land Tax N/A

### Property Description

**\*\*PRICE REDUCED\*\***

On the outskirts of Perpignan, on a plot of 19,355m<sup>2</sup> overlooking the entire Roussillon plain and Mont Canigou, this property is partly constructed with the architecture of a traditional stone farmhouse, stopped at the structural stage totaling more than 600m<sup>2</sup> of living space. The initial project with a building permit still

valid to this day concerns a residential house and adjoining professional premises.

- The main house: a house of 376.76m<sup>2</sup> of living space built on 2 levels.

On the ground floor: an entrance porch leading to an entrance, a living room of 114.59m<sup>2</sup> leading to a south-facing terrace of 51.85m<sup>2</sup> and a north-facing terrace of 56.63m<sup>2</sup>, a kitchen of 36.43m<sup>2</sup>, a 2nd reading room of 36.43m<sup>2</sup>, a pantry, two master suites with adjoining bathroom of 34.75m<sup>2</sup> each, an office of 16.09m<sup>2</sup>.

On the first floor: a master suite with adjoining bathroom of 37.14m<sup>2</sup> leading to a south-facing terrace of 39.24m<sup>2</sup>.

- The premises for professional use offer 227.75m<sup>2</sup> of living space including two reception rooms of 86.92m<sup>2</sup> and 44.23m<sup>2</sup>, a laboratory of 28.44m<sup>2</sup>, three cabins of 10.12m<sup>2</sup> each, a kitchen of 20.81m<sup>2</sup>.

- The whole is linked by a covered terrace of 98.31m<sup>2</sup>.

- The total reference living space is: 604.51m<sup>2</sup>

This property, partly constructed, would be ideal for a residential home and tourist reception project such as lodges, hotels or a family reunion project, or a single, large family home.

## Summary

Property type: Farmhouse  
Bedrooms: 3  
Price: €699,000

## Key Information

Internal Area: 604.51 sqm

## Location: Occitanie



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