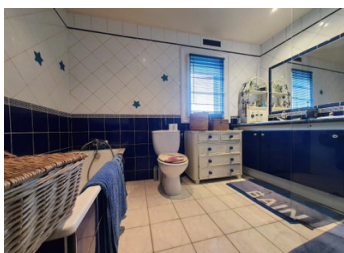


CATALAN MAS, 4 bed, independant studio, garage, workshop, on 3.2 HECTARES LAND. 10km Thuir/15km beaches



INFORMATION

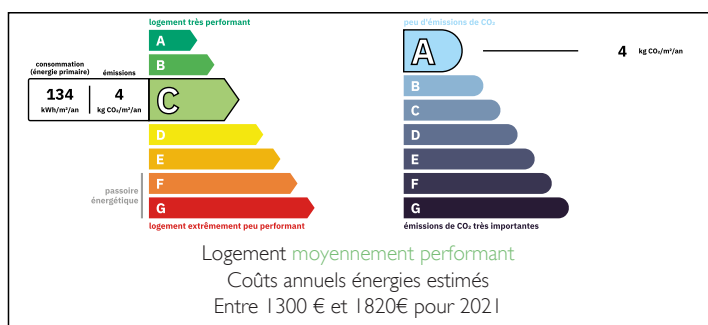
Town:	Villemolaque
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	197 m2
Plot Size:	31429 m2

IN BRIEF

A RARE OPPORTUNITY to acquire a unique property on 3.2 hectares of flat land, perfectly located just 10km from Thuir, 15km from Perpignan, and 15km from Mediterranean beaches. This charming traditional farmhouse offers an open-plan living space, 4 large bedrooms, and 2 modern bathrooms. The property also includes a fully independent studio apartment with kitchen and bathroom.

The estate features a spacious 120m² garage/workshop, as well as several small outbuildings, providing ample storage and potential. Ideal for equine enthusiasts or those seeking a private, expansive residence with no overlooking neighbors. This property combines rural charm and proximity to Perpignan and the Mediterranean coast—an exceptional opportunity !.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located at the entrance to a Catalan village with all amenities, schools and services, this property is a 15km drive to Perpignan with airport and TGV train station.

Beaches at Saint Cyprien and Argeles sur Mer are also a short 15km drive.

Access A7 motorway under 8km

The main farmhouse is a traditional mas style, retaining many original features with an abundance of charm and character.

Main entrance to open plan ground floor living area:
Lounge area with seating and insert wood burnig fireplace (37m2)

Kitchen fully fitted and equipped with breakfast bar (22m2)

wc with hand wash and cloakroom (3m2)

1st floor featuring traditional parquet flooring

Bedroom 1 with storage space (29m2)

Bedroom 2 (16m2)

Shower room (3m2)

Bedroom 3 (9m2)

Bedroom 4 with fitted wardrobes (15m2)

Bathroom with wc, shower, bath tub (8m2)

Independent studio apartment

Open plan living area with fully fitted and equipped kitchen (26m2)

Bathroom (4m2)

Extensive summer kitchen with seating area, sunny terraces and far reaching views of Alberes mountain range in the distance.

Garage with workshop and exterior covered parking (approx 120m2)

A recently installed heat pump provides heating and hot water, alongside the more traditional insert fireplace in the lounge area.

LOCAL TAXES

Taxe foncière: 2020 EUR

NOTES