

Charming Mas with Main House, 2 Gîtes, Pool & Landscaped Gardens – Just 3km from Beaches!



INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	11
Bath:	5
Floor:	405 m2
Plot Size:	4600 m2

IN BRIEF

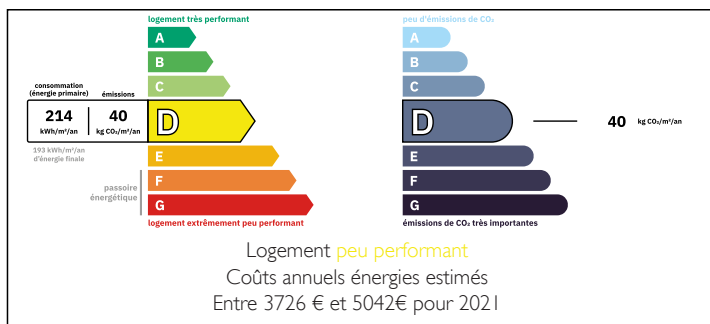
Beautiful Mas-style property just 3km from the beaches of Canet-en-Roussillon, close to Torreilles, Sainte-Marie-la-Mer, and only 15 minutes from Perpignan. Set on over 4,600m² of landscaped grounds, the estate includes three independent houses, two of which operate as successful holiday rental gîtes with proven income, excellent 5 star ratings and potential to expand.

The main house and gîtes offer privacy, spacious living, and a large terrace overlooking a private swimming pool—perfect for outdoor living in the sun.

Located near a lively village with cafés, schools, and healthcare, this is an ideal opportunity for a lifestyle change, investment, or multi-family living. Peaceful setting with excellent access to beaches and local amenities.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

RARELY AVAILABLE just 3KM from popular BEACHES

3 individual properties set in a landscaped grounds with swimming pool, garage and boules pitch

MAIN HOUSE

Ground floor

- kitchen recently renovated in 2023 to a high quality finish
- rear kitchen
- lounge of over 60m2 with fireplace and verranda 16m2
- wc
- summer kitchen and covered terrace to rear of property

Upstairs

- 3 bedrooms each of 13m2 with fitted wardrobes
- 1 master bedroom of 15m2 with mezzanine level 6m2 and en suite shower room 5m2
- access to attic space for storage
- bathroom with bath tub, shower, wc and sink

Attached GITE

Ground floor

- fitted and equipped kitchen with verranda 16m2
- open plan living area 26m2
- wc

Upstairs

- shower room
- wc
- 3 bedrooms (15, 15 and 16m2)

Independant Gite

Single level property

- open plan living area with fitted kitchen
- 3 bedrooms each of 10m2
- 1 office 5m2
- 1 shower room with wc