

Beautiful stone farm house with swimming pool, garden and outbuildings



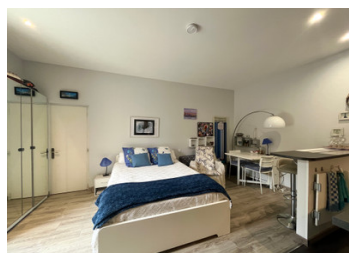
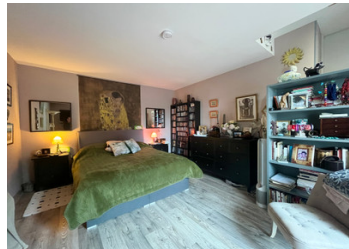
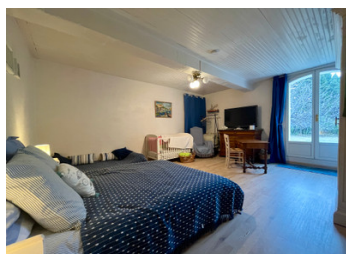
INFORMATION

Town:	Castelnou
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	320 m2
Plot Size:	4181 m2

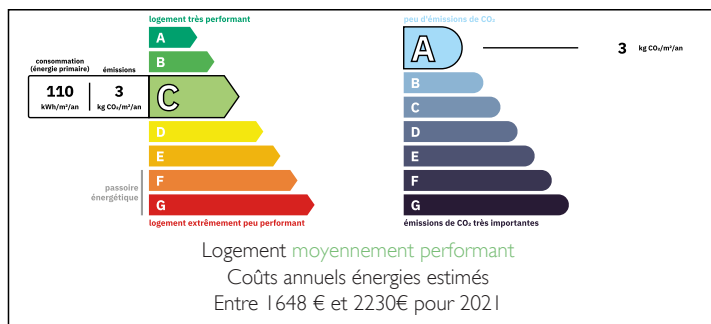
IN BRIEF

This beautiful stone farmhouse, located in the commune of the charming village of Castelnou, close to the popular market town of Thuir. It offers a spacious family home, with an independent studio apartment and potential to expand further with the adjoining barn.

The beautiful town of Thuir, with all its amenities, is just 23km from Perpignan, which has an airport, TGV station, and easy access to the A9 motorway to Spain, making it a sought after area.



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 foncière: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Character Stone Farmhouse with Pool & Guest Studio Near Thuir – Castelnou Commune

Accessed by a driveway, lined with trees and set on a beautifully landscaped 4,200 m² plot in the picturesque commune of Castelnou, just minutes from the vibrant town of Thuir, this exceptional stone farmhouse offers timeless charm, generous proportions, and refined modern comforts.

Main Residence (Approx. 290 m²)

Designed with both entertaining and everyday living in mind, the main house combines rustic character with contemporary amenities:

- Bright and spacious, 90 m² living room with a cast iron wood-burning stove, perfect for cozy gatherings
- Fully equipped kitchen opening onto the living area
- 64 m² wellness suite including a sauna and laundry zone — your private space for relaxation
- Mezzanine level with a reading lounge, and occasional sleeping area.
- Four bedrooms, including a near 50 m² master suite with private office, dressing room, and terrace access

• Bathroom and separate WC

Independent Guest Studio

A beautifully finished, self-contained studio ideal for:

- Hosting guests in privacy
- Accommodating extended family

Outdoor Living

Immerse yourself in the tranquil surroundings of this private, enclosed garden:

- Tiled swimming pool (4.5m x 9.5m) set amidst lush greenery
- Stone-walled terrace perfect for alfresco dining
- Mature fruit trees and vegetable garden

Outbuildings & Expansion Potential

- 170 m² shed — ample space for collectors or multi-vehicle storage
- Additional outbuildings including workshops, wine cellar, and storerooms
- 147 m² stone barn — ideal for conversion or further development