

Detached 3 bedroom house with 3 independent gites, swimming pool, garage, land, situated close to amenities.



## INFORMATION

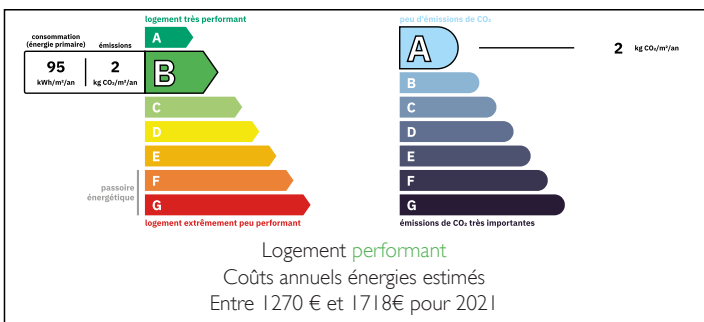
Town:	Saint-Estève
Department:	Pyrénées-Orientales
Bed:	6
Bath:	4
Floor:	215 m <sup>2</sup>
Plot Size:	10000 m <sup>2</sup>



## IN BRIEF

Discover this magnificent 203 m<sup>2</sup>, 3 bedroom Catalan farmhouse, with 3 independent gites and swimming pool, situated on the edge of the popular town of Saint Esteve. Set on a fully enclosed plot of over 10,000 m<sup>2</sup>, this property offers a an excellent business opportunity with its 3 independent gites.

## 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

This detached stone farmhouse is situated within 10,000m<sup>2</sup> of land and has a swimming pool and 3 independent gites and one studio, providing the opportunity of a rental income.

This detached stone house is spacious with a large kitchen, leading through to an equally spacious lounge dining room, with views of the garden. Also on the ground floor you'll a welcoming entrance hall, a shower room and a separate WC.

The first floor has 3 double bedrooms, all with built in storage and one with a spacious dressing room.

Exterior:

Superb 10 x 5 m swimming pool with a large 70 m<sup>2</sup> terrace, ideal for enjoying sunny days to the full.

Petanque court

Covered terrace

Borehole, automatic watering system.

The 3 independent gites, each have a terrace in front, close to the swimming pool. Each gite is also equipped with reversible air conditioning, allowing year round rentals.

## LOCAL TAXES

**Taxe foncière: 2649 EUR**

**Taxe habitation: EUR**

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>