

**MAS PROPERTY with MAIN FAMILY HOME, 2 Independant GITES, beautiful landscaped garden and pool. 3km BEACHES**



## INFORMATION

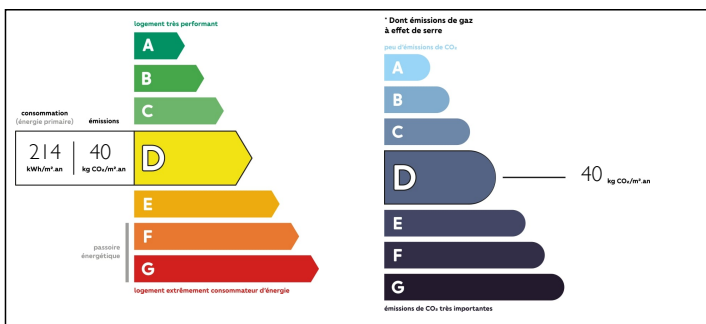
Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	11
Bath:	5
Floor:	405 m2
Plot Size:	4600 m2

## IN BRIEF

This beautiful mas style property is located just 3km from the nearest beaches of Canet en Roussillon, Torreilles, Sainte Marie la Mer and 15 min drive to Perpignan. The nearest small village has an active and friendly community with doctors, schools and cafes. Fabulous property consisting of 3 independant residential houses, two of which are used as gites for seasonal rentals. Set on a landscaped plot of more than 4600m<sup>2</sup>, this unique property offers privacy, spacious accommodation, a stunning terrace with swimming pool. Reliable income from holiday rentals, with possibility to expand or diversify income streams.

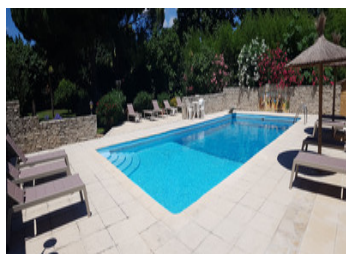


## ENERGY - DPE



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.



## 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