LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A36324AHA66 Price: 1 590 000 EUR

agency fees to be paid by the seller

4 Properties in Catalan Stone Mas, 3 Pools, Gîtes & Excellent Rental Potential – 20 Mins from the Sea















INFORMATION

Town:	Villelongue-dels-Monts
Department:	Pyrénées-Orientales
Bed:	14
Bath:	11
Floor:	400 m2
Plot Size:	7500 m2

IN BRIEF

Superb property comprising two traditional Catalan stone Mas houses, 3 swimming pools, 2 independent gîtes and a separate apartment, ideal for a rental investment or tourism project in the Pyrénées-Orientales.

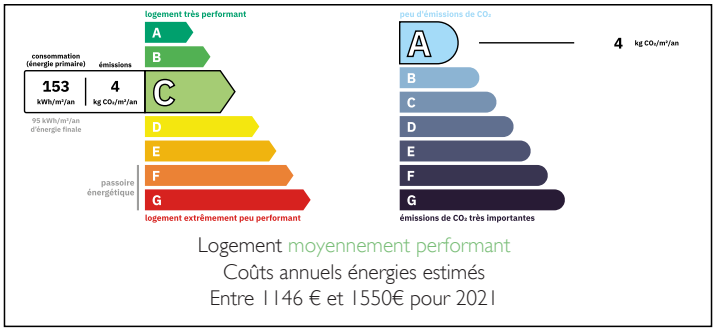
The property includes a main 127 m² Mas with private pool, two independent gîtes sharing a second pool, plus an authentic 15th-century stone Mas of 146 m², renovated in 2024, with an independent one-bedroom apartment and third swimming pool.

Set within 7,500 m² of mature grounds with cellar, garage and storage, the property is ready to operate and offers excellent rental income potential through simultaneous holiday lets

In a peaceful, green setting just 20 minutes from Mediterranean beaches, this is a rare opportunity for an investor, luxury holiday rental or B&B business, or a large family property with multiple income streams.

Possibility to separate the properties and sell them individually...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1146 € et 1550€ pour 2021

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.

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NOTES

DESCRIPTION

Villelongue-dels-Monts is a charming traditional village offering shops, schools and a welcoming community, ideally located just 20 minutes from the Mediterranean beaches and 20 minutes from Perpignan.

This beautiful Catalan stone Mas is situated just a short walk from the village centre, on a quiet residential street. Not isolated, it enjoys a peaceful setting with open views stretching from the Mediterranean to the Pyrenees.

MAIN HOUSE – 127 m²
Authentic Catalan style with colourful tiles, wooden shutters and bright, open spaces.

Ground floor:

Fully equipped kitchen with granite island
Open-plan living room with wood-burning stove overlooking the garden and pool
Direct access to a sunny 15 m x 3 m terrace
Bedroom with adjacent shower and W.C.

First floor:

2 en-suite bedrooms with bath/shower and views over the garden towards the coast
2 additional bedrooms
Shared shower room and W.C.
Spiral staircase both inside and outside

GÎTE 1 – 3 Bedrooms
Ideal for year-round or seasonal rental.

Ground floor:

2 main bedrooms with en-suite showers and W.C.
One bedroom opens directly onto the garden

First...