LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A38132JTU66 Price: 495 000 EUR

agency fees to be paid by the seller

Charming Renovated Mas with Pool, Land and views















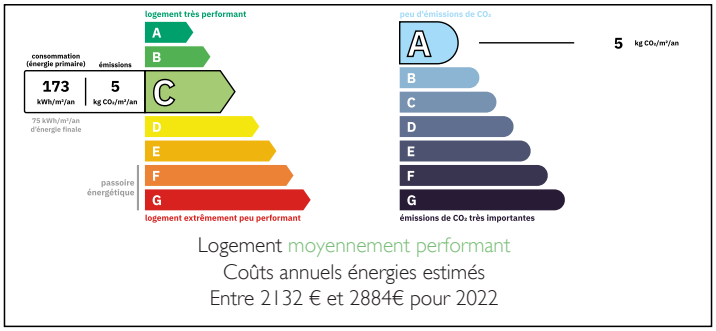
INFORMATION

Town:	Ille-sur-Têt
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	161 m2
Plot Size:	8060 m2

IN BRIEF

Situated in the peaceful countryside near Ille-sur-Têt, this magnificent and fully Renovated Catalan farmhouse combines traditional charm with modern comfort. Surrounded by just over 8,000m² of flat land with mature trees and beautiful gardens, the property enjoys total privacy and views towards the majestic Mount Canigou.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2132 € et 2884€ pour 2022

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

The home offers four bright and spacious bedrooms, all equipped with air conditioning. On the ground floor, you'll find a welcoming open-plan living area with lounge, dining, and kitchen spaces, all with French doors opening onto a generous south-facing terrace that overlooks the 11.5m x 5.5m swimming pool. This level also features a cosy snug area with a fireplace and a master bedroom complete with en-suite bathroom.

Upstairs, the first floor hosts two bright double bedrooms and a family shower room. A further staircase leads to the top-floor bedroom, which is equally light-filled and benefits from its own en-suite bathroom, offering an ideal space

Outside, the expansive terrace from the living area includes a fully equipped summer kitchen and a superb barbecue area, perfect for entertaining. The terrace surrounds the pool, creating a true outdoor living space for relaxing and dining. Additional outbuildings include storage sheds, one of which houses the pool's technical equipment.

This property is a rare gem in the Pyrénées Orientales, ideal as a full-time residence or an exceptional holiday home. It offers space, tranquillity, and authentic charm in an idyllic setting — all within easy reach of amenities.

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