

Charming South-Facing Catalan Farmhouse with Gardens, Outbuildings, and Swimming Pool



INFORMATION

Town:	Néfiach
Department:	Pyrénées-Orientales
Bed:	8
Bath:	3
Floor:	400 m2
Plot Size:	2735 m2

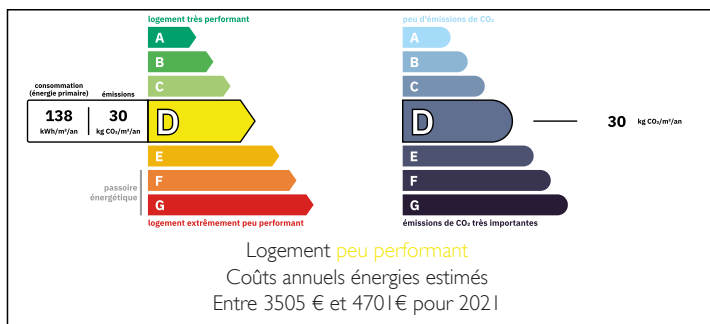
IN BRIEF

Nestled in the heart of the Roussillon countryside, this enchanting Mas Catalan perfectly blends rustic charm with endless potential. Once a traditional working farmhouse, it has been lovingly maintained as a family home and now offers a rare opportunity to own a piece of authentic southern French heritage.

Ideally located less than five minutes from the historic market town of Ille-sur-Têt, the property enjoys easy access to Perpignan, with its airport, TGV station, and the A9 motorway. The Mediterranean beaches are just a half-hour drive away, while ski resorts in the Pyrenees can be reached in under an hour—making this a year-round haven.



ENERGY - DPE



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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

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A pair of elegant historic gates opens onto the property, leading to a spacious courtyard with ample private parking. To the rear, an impressive double-height garage of approximately 130 m² offers abundant storage and workshop space.

Inside, the farmhouse retains its original character and charm, with stone walls, exposed beams, and traditional features throughout. The entrance hall leads into a welcoming country kitchen, both practical and full of character. The main living area opens to a bright dining space with sliding doors onto the garden and swimming pool, perfect for long summer meals and relaxed outdoor living. The ground floor also includes a bedroom and bathroom, offering flexibility for guests or single-level living.

A sweeping staircase rises to the first floor, where a spectacular full-height living room awaits, complete with an open fireplace, ceiling light wells, and French doors leading to a sunny balcony. This...

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