

Stylishly renovated stone farmhouse with 4 bedrooms, stables, paddocks, riding arena and exterior menage.



INFORMATION

Town:	Pia
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	163 m2
Plot Size:	22137 m2

IN BRIEF

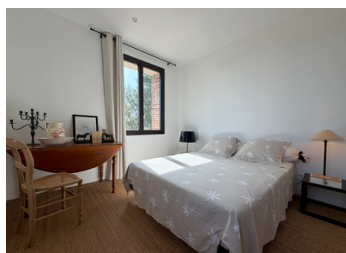
Discover this beautiful, fully restored Catalan mas set in a peaceful, wooded environment, while conveniently located just 10 minutes from the airport, motorway, train station and local shopping facilities.

The property offers generous living spaces and comprises a ground-floor bedroom, a bright and spacious living area and a modern kitchen

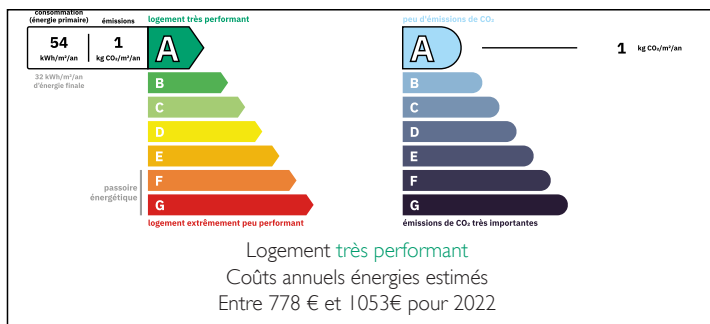
Upstairs, there are two further bedrooms, a bathroom, WC and a study/library, providing comfortable and versatile accommodation.

Outside, the property benefits from two terraces and a shaded jacuzzi, perfect for relaxing and enjoying the tranquillity of the surrounding countryside.

Set within approximately 2.2 hectares of land, the



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.



LOCAL TAXES

Taxe foncière: 1365 EUR

NOTES

DESCRIPTION

With approximately 163 m² of living space, this beautiful stone farmhouse has been thoughtfully renovated to create a practical and comfortable home, whilst boasting an energy performance rating (DPE) of A.

The ground floor is centred around a pleasant, light-filled living space, with large sliding glass doors opening onto a south-facing terrace overlooking the parkland.

The modern, spacious and fully equipped kitchen is complemented by a practical utility room/laundry room. A second room, currently used as a laundry room, could also be converted into an additional bedroom if required.

The master suite features a large window overlooking the outside grounds, as well as its own shower room. A separate WC completes this level.

The living room benefits from an Invicta wood-burning insert, while the aluminium windows, electric roller shutters and wrought-iron grilles provide comfort, security and character to the property.

Upstairs, two further bedrooms enjoy uninterrupted views. Both have large built-in storage. A shower room, separate WC and an office, offering a potential 4th bedroom.

Exterior

The property has been designed to provide excellent living conditions for horses and features high-quality private equestrian facilities, perfectly integrated into the surrounding environment.

The facilities include: