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Ref: A48620AHA66 Price: 1 160 000 EUR

agency fees to be paid by the seller

Argelès-sur-Mer – Charming 17th-Century Stone Property with 5 Gîtes, Private Garden, 2 km from Beaches







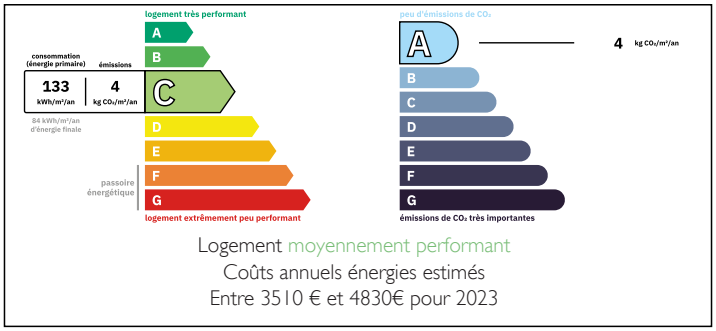








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3510 € et 4830€ pour 2023

INFORMATION

Town:	Argelès-sur-Mer
Department:	Pyrénées-Orientales
Bed:	9
Bath:	5
Floor:	370 m2
Plot Size:	1200 m2

IN BRIEF

In Argelès-sur-Mer, just 2 km from the beaches and close to Collioure, discover this charming 17th-century stone property comprising 5 gîtes, ideal for a holiday rental investment or a lifestyle business.

This beautifully renovated former shepherd's dwelling offers 2 one-bedroom gîtes, 2 two-bedroom gîtes and 1 three-bedroom gîte, all with modern kitchens and private terraces with barbecues. Potential to create an additional studio, extend an existing gîte or convert space into a meeting room.

A beautiful, enclosed Mediterranean garden, with mature trees and complete privacy, provides peaceful outdoor spaces for relaxation.

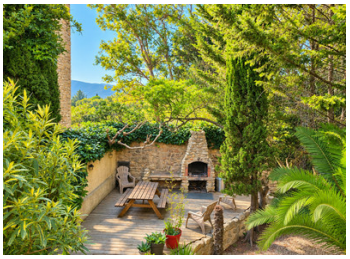
Excellent potential to create a main residence whilst retaining 2 or 3 independent gîtes for holiday rentals.

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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LOCAL TAXES

Taxe foncière:	**4800 EUR**

NOTES

DESCRIPTION

In Argelès-sur-Mer, just 2 km from the beaches and close to Collioure and the Côte Vermeille, discover this exceptional character property comprising 5 independent holiday gîtes, set within part of a beautifully restored 17th-century stone building in a peaceful, historic and green setting.

Originally a shepherd's dwelling, built on the ancient ramparts of an 11th-century medieval castle, the semi-detached property has been carefully renovated to preserve its authentic character while providing modern comforts. Currently operating as a holiday rental business, it presents an excellent opportunity for a tourism investment or a lifestyle property combining a private residence with an established gîte business.

Five Independent, Comfortable and Characterful Gîtes

The property comprises 2 one-bedroom gîtes, 2 two-bedroom gîtes and 1 three-bedroom gîte,

Accommodation and floor areas:

Gîte 1: 38 m²

Gîte 2: 38 m² + 16 m² mezzanine

Gîte 3: 65 m²

Gîte 4: 63 m²

Gîte 5: 88 m²

Additional room: 48 m² + 12.5 m² mezzanine

Laundry room: 15 m²

Each holiday home features a fully equipped kitchen, comfortable living areas, reversible air-conditioning and a private terrace with barbecue, allowing guests to make the most of the Mediterranean climate.