LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48714AHA66 Price: 535 000 EUR

agency fees to be paid by the seller

Renovated Stone Mas with Independent Guest House, Pool and 2.5 Hectares of Land – Albères, South of France







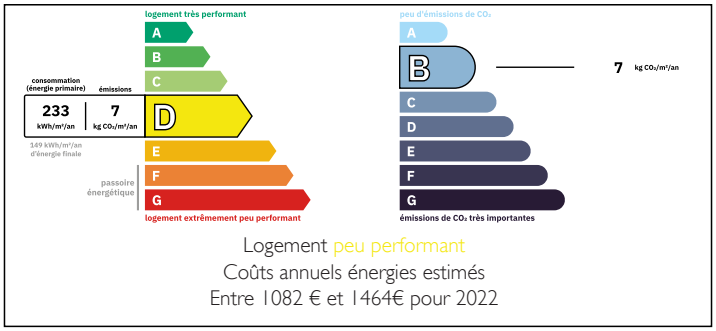








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1082 € et 1464€ pour 2022

INFORMATION

Town:	Villelongue-dels-Monts
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	100 m2
Plot Size:	25000 m2

IN BRIEF

In Villelongue-dels-Monts, a charming village in the Albères foothills between the sea and mountains, discover this beautifully renovated stone mas with swimming pool, surrounded by nature, offering peace and open spaces.

The property extends over 2.5 hectares, including 1 hectare of fenced gournds surrounding the houses and a further 2.3 hectares of separate delimited land, all included in the sale.

The 70 m² semi-detached stone mas offers a bright living room with kitchen and 2 bedrooms, each with a shower room. A separate 30 m² guest house provides 2 bedrooms, a shower room and patio.

Outside: landscaped gardens, orchard, a collection of rare citrus varieties, stunning swimming pool bordered by a natural planted pond, summer kitchen and 2 garages.

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:	**1800 EUR**

NOTES

DESCRIPTION

Located in Villelongue-dels-Monts, a charming village at the foot of the Albères mountains in the Pyrénées-Orientales, this beautiful property enjoys a privileged setting between the Mediterranean Sea and the mountains. Approximately 25 minutes from Perpignan, 20 minutes from the beaches of Argelès-sur-Mer and 20 minutes from the Spanish border, the village offers an authentic French lifestyle surrounded by nature, whilst remaining within easy reach of local shops, amenities and main road connections.

Set in peaceful, green surroundings, this charming property is composed of two houses.

The Main Stone Mas – 70 m²

This traditional three-sided stone mas has been renovated whilst retaining its original charm and character, combined with the comforts of modern living.

The entrance opens into a fitted and equipped kitchen with a central island, leading through to a spacious living room, flooded with natural light thanks to several Velux roof windows. A wood-burning insert fireplace provides a cosy and welcoming atmosphere during the cooler months.

A practical utility/storage room and a separate WC complete this level.

On the lower floor, the sleeping accommodation comprises:

Bedroom 1: A 17 m² master suite with dressing room and private shower room.

Bedroom 2: A 9 m² bedroom, also benefiting from its own shower room.

A separate WC.