

REDUCED PRICE - Catalan farmhouse B&B with majestic views, beautiful private terrace and pool.



INFORMATION

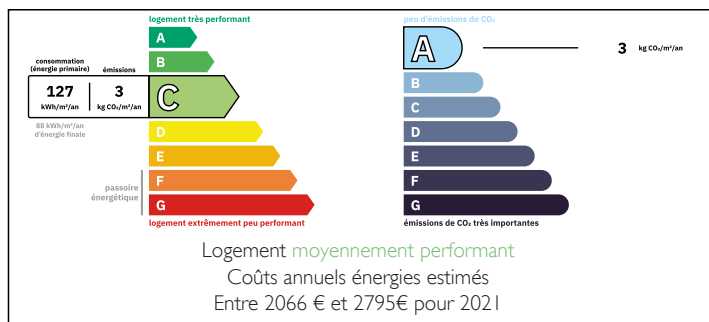
Town:	Ille-sur-Têt
Department:	Pyrénées-Orientales
Bed:	7
Bath:	6
Floor:	288 m2
Plot Size:	1017 m2

IN BRIEF

PRICE REDUCTION TO SELL - This splendid historic farmhouse is part of a former monastery dating back to 1790 has had an extensive renovation whilst keeping its original charm, currently run as a successful guesthouse and is situated less than 5 minutes from the historic town of Ille-sur-Tet, providing easy access to Perpignan, complete with a local airport and a TGV train station, as well as the A9 dual carriageway and local Mediterranean beaches are within a half-hour drive, while mountain ski resorts can be reached in under an hour.



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: 3840 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Now offered at a reduced price for a prompt sale, this is a rare opportunity to acquire a beautifully restored historic home with exceptional character, flexible living spaces, and a truly idyllic setting in the heart of the Mediterranean countryside.

Originally part of an ancient monastery and dating back to 1790, this exquisite property has been thoughtfully renovated to combine historic charm with modern comfort. Decorated with impeccable taste, it has operated as a successful B&B for over a decade, though it would equally make a stunning private home for a large family.

Set in a peaceful, south-facing location, overlooking peach orchards, with views towards mount Canigou, perfect for those seeking serenity, space, and the relaxed Mediterranean lifestyle.

Inside, the ground floor welcomes you with a generous entrance hallway leading into a stylish farmhouse kitchen, complete with adjacent pantry and WC. Two spacious reception rooms offer elegant living spaces—one features a pellet burner, while the other opens directly onto the private patio and pool area, ideal for entertaining or unwinding.

On the first floor, a beautifully crafted oak staircase leads to four luxurious double bedrooms, each with its own contemporary en-suite bathroom. Three of the bedrooms are south-facing, including the largest, which also boasts a private sitting area. The fourth room, west-facing, enjoys breathtaking views of Mount Canigou.

The second floor adds further versatility, featuring a bright, air-conditioned studio apartment with kitchenette, bathroom, and mezzanine sleeping area. A fifth bedroom or office, along with a master suite complete with...