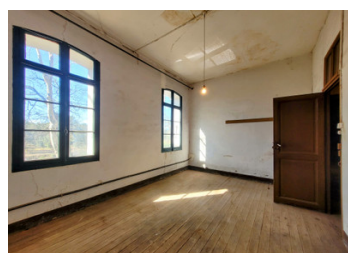


## CATALAN MAS - Maison de Maitre with Stone Mas to renovate, Guardians Cottage, Garages and 2.7 hectares land



## INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	4
Bath:	4
Floor:	600 m2
Plot Size:	27035 m2

## IN BRIEF

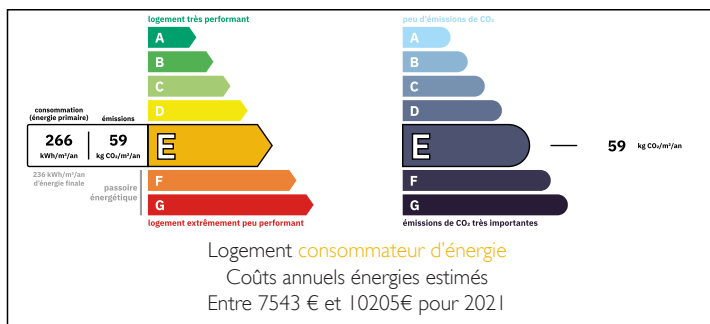
UNDER CONTRACT - Similar properties needed - free estimation.

This splendid Mas dating from around 1890 is composed of a number of individual properties, in need of both modernisation and renovation. A unique opportunity to own an entire hamlet of houses just 20km from the Mediterranean coast.

Remarkably RARE PROPERTY on the outskirts of PERPIGNAN composed of a Maison de Maitre, Imposing Stone Mas (stables, habitation, barn, 1 bed apartment), Gardians Cottage, Outbuildings and Garage. All set within a private 2.7 hectare site with 100 year old platanes lining the entrance driveway. A real "coup de coeur" property and fabulous restoration project.

Perfect for a large family, an investor or suit any number of potential projects.

## 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.



## DESCRIPTION

Located at the edge of Perpignan in a rural setting, short drive to all shops and commerces. Perpignan has a TGV train station and airport, plus easy access to the A9 motorway route.

This splendid Mas dating from around 1890 is composed of a number of individual properties, in need of both modernisation and renovation. A unique opportunity to own an entire hamlet of houses just 20km from the Mediterranean coast.

Maison de Maître

-271m2 habitable

-entrance hall with doors leading to:

-dining room with access through to lounge room

-both these rooms open into the gallery (a light filled room looking out to rear garden)

-office

-kitchen through to rear kitchen

-wc and laundry room

1st floor

-spacious landing area

- wc

-4 bedrooms

-3 bathrooms

Access to 2 terraces

MAS

-418m2 useable floor surface area

-Part stables

-Part habitation with various rooms

-Part barn

-vast rooms, with existing openings, exposed beams, fireplace

Independent apartment

-open plan living area with chimney

-bedroom

-shower room and wc

## LOCAL TAXES

**Taxe foncière: 3258 EUR**

**Taxe habitation: EUR**

## NOTES