

Superb Catalan farmhouse with views, just 10 minutes from the beach, set in 3 hectares of land.



## INFORMATION

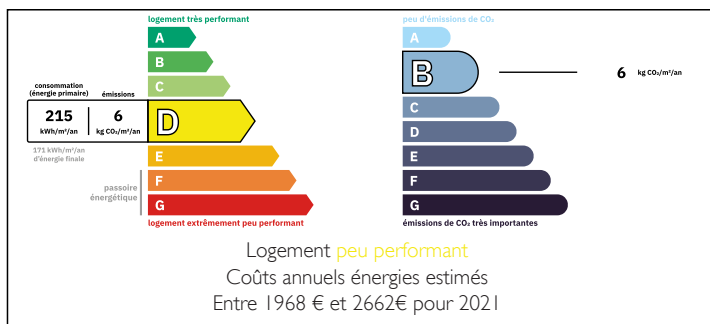
Town:	Argelès-sur-Mer
Department:	Pyrénées-Orientales
Bed:	5
Bath:	2
Floor:	227 m2
Plot Size:	30335 m2

## IN BRIEF

Ideally located at the foot of the Albères mountains and just 10 minutes from the beaches of Argelès. This 3 bedroom Catalan farmhouse with independent apartment and numerous outbuildings is set in just over 3 hectares of land.



## 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: 1611 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Nestled at the foot of the Albères mountains and just 10 minutes from the beaches of Argelès, this splendid Catalan farmhouse is a hidden gem waiting to be discovered. Set on over 3 hectares of verdant land, the property offers a harmonious blend of comfort and nature.

Ground Floor:

Self-contained apartment (approx. 87 m<sup>2</sup>):

Entrance hall

Storeroom

Bright lounge/living room with a wood-burning stove and stunning countryside views

Open-plan kitchen

Utility room

Two bedrooms

Shower room

Separate toilet

First Floor:

Main House (approx. 140 m<sup>2</sup>, with its own entrance):

Entrance hall

Large open-plan kitchen with balcony access, offering breathtaking sea and mountain views

Dining room

Spacious downstairs lounge with a fireplace and terrace views

Three generous bedrooms

Bathroom

Separate toilet

Additional Features:

Garage (approx. 30 m<sup>2</sup>)

Outbuilding (approx. 50 m<sup>2</sup>) with potential for conversion

Workshop

Carport for three vehicles

Hen house with solid brick shed

Wooden tack room

Two boreholes with a 3000-litre water tank

Septic tank