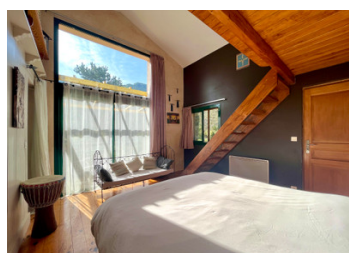


Rare detached house with independent rentals, swimming pool and land in a tranquil environment



INFORMATION

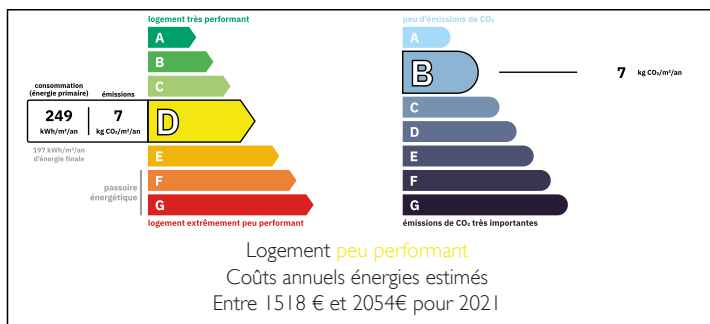
Town:	Estoher
Department:	Pyrénées-Orientales
Bed:	4
Bath:	4
Floor:	147 m2
Plot Size:	4780 m2



IN BRIEF

This is the lovely property with business potential is situated at the edge of this peaceful village surrounded by a tranquil garden with mature trees and shrubs, off street parking and a garage. Estoher is situated close to Vinça in the Tet valley and just 40 minutes from Perpignan and the Mediterranean beaches under an hour away.

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:	994 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Charming Detached Property with 3-Bedroom Main House, Independent Gîte & Studio, Pool, and Large Garden in a Peaceful Setting

Set on the edge of a picturesque Catalan village, this delightful detached property offers a rare combination of charm, space, and versatility. Comprising a spacious 3-bedroom main house, an independent 1-bedroom gîte, and a separate studio apartment, the home sits on a generous plot with mature gardens, a large swimming pool, and several outbuildings — making it perfect for both personal living and rental income.

Main House

The main residence welcomes you with a bright open-plan living area, featuring large bay windows that flood the space with natural light and frame panoramic views of the garden, pool, and surrounding mountains. The 24m² sitting room is warmed by a cosy wood-burning stove, and flows into a stylish semi-open kitchen with marble worktops and a breakfast bar — perfect for casual dining and entertaining.

Additional living space includes a 25m² veranda, currently used as a dining area, and a 10m² office/occasional guest bedroom with its own WC and shower — ideal for flexible living arrangements or remote work.

The master suite (16m²) is both spacious and serene, with bay doors opening onto a private wooden terrace, a dressing area, en-suite shower room, and a charming mezzanine. A third bedroom, located just off the main living room, also offers access to a decked terrace — perfect for morning coffee or afternoon relaxation.

Independent Accommodation

The property includes two separate rental units:

A 27m² studio apartment with...