

Stunning 6 bedroom farm house with pool, garage, land and breathtaking mountain views.

EXCLUSIVE



INFORMATION

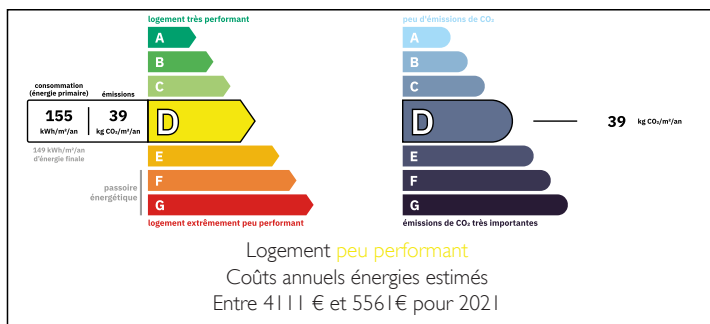
Town:	Taurinya
Department:	Pyrénées-Orientales
Bed:	6
Bath:	6
Floor:	190 m2
Plot Size:	65835 m2

IN BRIEF

6 bedroom, stone farmhouse with views, pool and land is situated in a spectacular position close to the village where you'll find a restaurant, café and small grocery shop. Prades is just 8km away and has a twice-weekly market, train station, plus several supermarkets, clinic and schools. Perpignan is situated 50km away, with airport and station.



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 in a magnificent setting, less than a 15-minute drive from the vibrant market town of Prades, this 6-bedroom stone farmhouse perfectly blends modern comfort with rustic charm.

Accessed via a private driveway, the property offers stunning valley views from the moment you arrive.

The property has the option to separate the original building from the main house, offering a rental opportunity. This first section of the house includes an entrance/lounge area with access to the garage. On the ground floor, there is a large bedroom with an en-suite shower room. Upstairs, you'll find two more bedrooms, a bathroom with WC, and access to a rear terrace.

The main house features an open-plan kitchen with granite worktops and a spacious living room that leads directly to the terrace and swimming pool. Upstairs, the master bedroom includes built-in storage, an en-suite shower room, and French doors that open onto a covered balcony running the length of the house, providing stunning views. Two additional bedrooms, which are connected, also have French doors that open onto this balcony.

Outside, the large stone terrace and swimming pool are perfectly positioned to enjoy the beautiful views and serene surroundings. An exterior shower room and toilet, a small workshop, and a large garage add convenience. There is also a storage room and utility room accessible from inside the house.

The land includes fields suitable for livestock, as well as areas of woodland and scrubland, offering a variety of uses for outdoor living.

The village of...

LOCAL TAXES

Taxe foncière: 2253 EUR

Taxe habitation: EUR

NOTES