

## Rare Off-Grid Property with Vineyard & Stunning Views of Mount Canigou.

## EXCLUSIVE



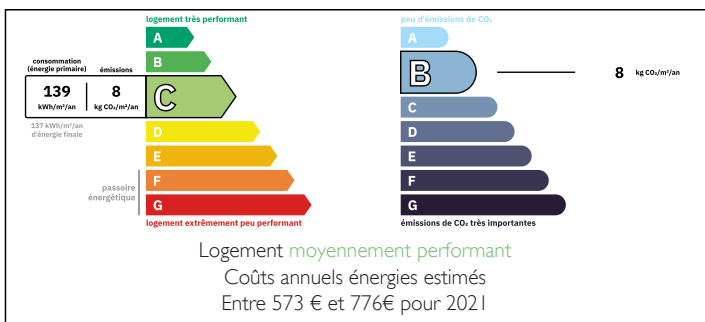
## INFORMATION

Town:	Montalba-le-Château
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	41335 m2

## IN BRIEF

Escape to the serenity of the countryside with this exceptional off-grid retreat, originally an alpaca farm, now a rare and fully autonomous one-bedroom home nestled amidst nature. Situated just 9km from amenities in the town of Ille sur Tet, with transport links to Perpignan.

## 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: 470 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Unique Off-Grid Property with Vineyard & Stunning Views of Mount Canigou

Escape to the serenity of the countryside with this exceptional off-grid retreat, originally an alpaca farm, now a rare and fully autonomous one-bedroom home nestled amidst nature. Set on expansive land with a small vineyard, fruit trees, and multiple outbuildings, the property offers breathtaking panoramic views of the majestic Mount Canigou—completely free from visual pollution like pylons or cables.

Key Features:

Eco-Friendly Living: Powered by solar panels with battery storage, and water supplied via a borehole. Composting toilets enhance the property's sustainability.

Charming Main House:

Living room with a wood-burning stove and mezzanine (ideal for conversion into an extra bedroom or office). Accessed from the mezzanine is an occasional bedroom with headroom less than 1m80 and another room used for storage.

Ground-floor bedroom with built-in storage

Pantry and shower room

Indoor kitchen and a large covered terrace with an outdoor kitchen—perfect for enjoying the views

Guest Accommodation: A stylish, wood-clad converted caravan with its own shower room, dry toilet, and outdoor kitchen—ideal for visitors or rental.

Outbuildings:

Former alpaca stable, ideal for animals or additional