

## Eco-Friendly Home on 1.8ha of Secluded Land – Near Ortaffa, Close to Coast and Perpignan



## INFORMATION

Town:	Ortaffa
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	18000 m2



## IN BRIEF

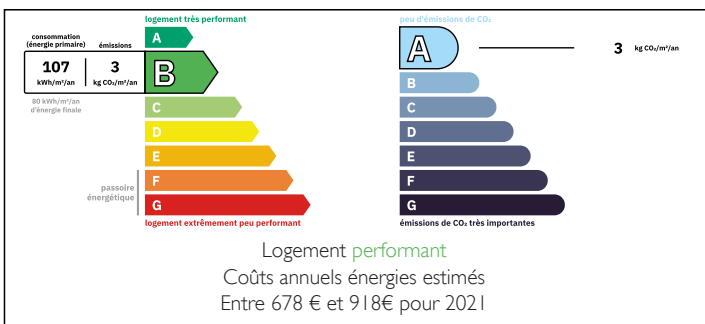
Eco 3-bed home on 1.8ha secluded bio land, 20min to sea, sustainable living and off-grid potential

Located on the edge of the village of Ortaffa, this eco-friendly property enjoys a private and secluded setting with no neighbouring houses. Ortaffa offers full amenities and is just 20 minutes from both the Mediterranean coast and the city of Perpignan, which has an airport and TGV train station.

The house is constructed using sustainable materials, including mélèze de la Montagne Noire, Douglas fir, and natural clay-based bio paint (peinture argile bio). The 1.8-hectare plot features organic land, a private well, and a 40m<sup>2</sup> stone hut to renovate.

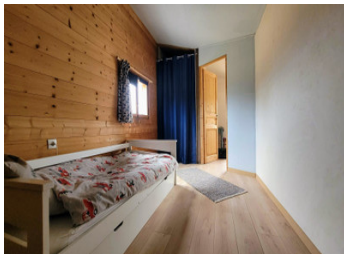
Perfect for an off-grid lifestyle, permaculture project, or sustainable living retreat.

## 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

Unique opportunity for sustainable living in an isolate setting, yet still walking distance to all village amenities and easy access to Perpignan, Spain or the coast.

The house of 100m<sup>2</sup> was built in 2015 and features many sustainable materials, clad with Meleze de la montagne noire timber boards, upper structure Douglas fir, lower structure brique alveolaire, clay-based bio paint, chip-board with no formaldehyde, insulation Isonat fibre de bois et de chauvre.

The house construction has had a very low impact on the environment and every care has been taken with sourcing sustainable construction materials.

House offers:

- terrace leading to open plan living area 42m<sup>2</sup> with kitchen and lounge featuring wood burning stove.
- 1 bedroom 8m<sup>2</sup>
- bathroom 4m<sup>2</sup>
- wc and laundry 4m<sup>2</sup>

upper floor

- bedroom 2, 10m<sup>2</sup>
- bedroom 3, 10m<sup>2</sup>
- open mezzanine level, 15m<sup>2</sup>

Stone outbuilding to restore, 40m<sup>2</sup>

Land

Flat agricultural land not treated with any pesticides for over 35 years

Well, 45m deep

Possibility to erect poly tunnels

Fruit trees

Vegetable plot

Extra info

-ceramic electric heaters

-mains electric

-individual waste system (septic tank)

## LOCAL TAXES

Taxe foncière: 1029 EUR

Taxe habitation: EUR

## NOTES