

Charming South-Facing Catalan Farmhouse with Gardens, Outbuildings, and Swimming Pool



INFORMATION

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|-------------|---------------------|
| Town: | Néfiach |
| Department: | Pyrénées-Orientales |
| Bed: | 8 |
| Bath: | 3 |
| Floor: | 400 m ² |
| Plot Size: | 2735 m ² |

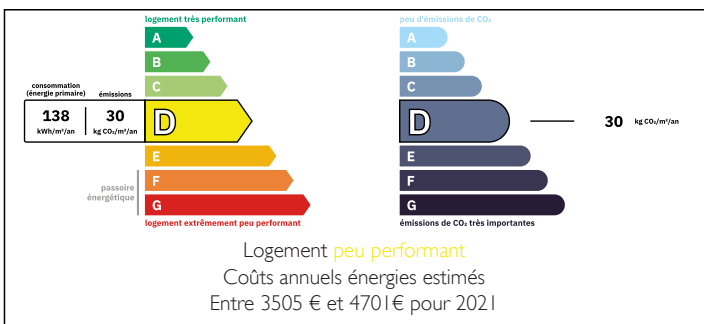


IN BRIEF

Nestled in the heart of the Roussillon countryside, this enchanting Mas Catalan perfectly blends rustic charm with endless potential. Once a traditional working farmhouse, it has been lovingly maintained as a family home and now offers a rare opportunity to own a piece of authentic southern French heritage.

Ideally located less than five minutes from the historic market town of Ille-sur-Têt, the property enjoys easy access to Perpignan, with its airport, TGV station, and the A9 motorway. The Mediterranean beaches are just a half-hour drive away, while ski resorts in the Pyrenees can be reached in under an hour—making this a year-round haven.

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

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A pair of elegant historic gates opens onto the property, leading to a spacious courtyard with ample private parking. To the rear, an impressive double-height garage of approximately 130 m² offers abundant storage and workshop space.

Inside, the farmhouse retains its original character and charm, with stone walls, exposed beams, and traditional features throughout. The entrance hall leads into a welcoming country kitchen, both practical and full of character. The main living area opens to a bright dining space with sliding doors onto the garden and swimming pool, perfect for long summer meals and relaxed outdoor living. The ground floor also includes a bedroom and bathroom, offering flexibility for guests or single-level living.

A sweeping staircase rises to the first floor, where a spectacular full-height living room awaits, complete with an open fireplace, ceiling light wells, and French doors leading to a sunny balcony. This...

LOCAL TAXES

Taxe habitation:

EUR

NOTES