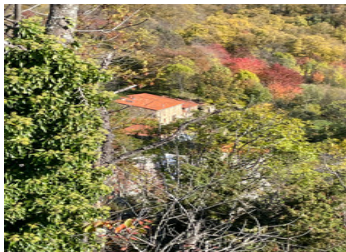


Exceptional eco rural farmhouse & gîte, agro-alimentary facilities and 54ha of grazing, orchards and woodland.



INFORMATION

Town:	Montferrer
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	152 m2
Plot Size:	540000 m2



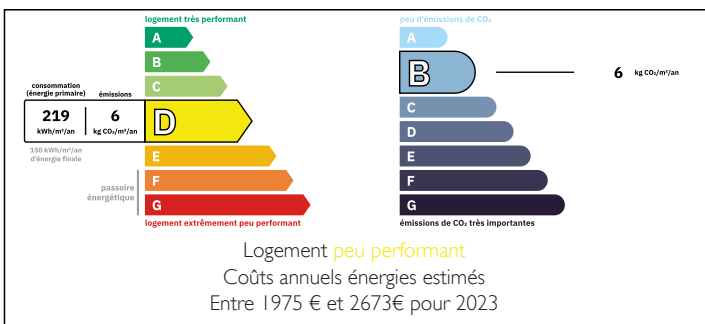
IN BRIEF

Rural eco farm of 54ha in the Vallespir at an altitude of 1100m, south-facing with 360° mountain views. Ideal for eco-tourism projects, agricultural/food activities and hospitality. Stunning location with breathtaking views of the Vallespir, Pyrénéen foothills and down to the Mediterranean sea. Lots of development potential with barns to renovate and agro-food facilities ready to go. Indoor arena of 400m2 and greenhouse with many potential uses.

Also ideal as a peaceful escape, surrounded by nature, the The farmhouse is situated at the end of a driveway, surrounded by the land belonging to it. The village of Montferrer is 10 minutes drive.

Rich and fertile land with forest, fields, orchards, aromatic plants, vegetable garden and water sources - all fully fenced.

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

Traditional farmhouse, fully renovated with natural materials and many original features, wooden floorboards and exposed beams throughout.

*Large entrance hall (6,3m x 5,4m) with wood burner leading to:

*kitchen (5,7m x 3,9m) with storage areas and work surfaces, open fireplace with wood burner.

*Pantry (4,6m x 3,4m)

*Living room (6,7m x 3,4m)

*Bathroom (2,5m x 1,9m) with shower, WC and washbasin unit.

Stairs to 1st floor and landing (3,5m x 1,8m) leading to:

*Bedroom 1 (6,1m x 3,8m) with window to front and dressing area

*Bedroom 2 (4,4m x 5,4m) with window to front stairs to 2nd floor and

*Attic rooms (approx 50m²)- fully insulated roof

Sunny south-facing terrace (4,8m x 2,6m)

self-contained Gîte with independent access:

*Living room/kitchen (9,2m x 3,8m)

*Bathroom (2,3m x 2m) and WC (1m x 1m)

*Mezzanine sleeping area (2,2m x 3,8m)

*Mezzanine sleeping area (2,3m x 3,8m)

On the ground floor of the property are various cellars and storerooms, including an office.

Adjoining outbuildings have been partially renovated and have potential for development into additional accommodation or gîtes.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES