

Magnificent restored farmhouse with gîte, guest rooms, health suite, pool and 47ha.



## INFORMATION

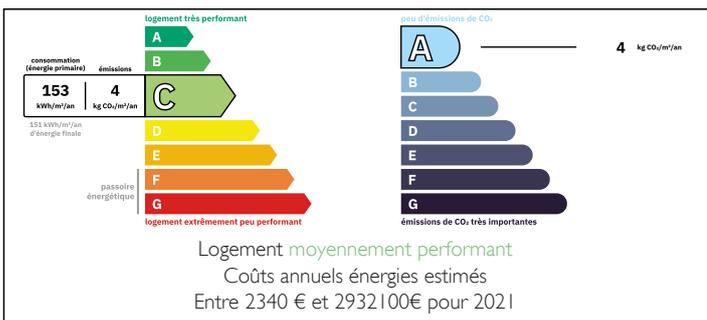
|             |                          |
|-------------|--------------------------|
| Town:       | Prats-de-Mollo-la-Preste |
| Department: | Pyrénées-Orientales      |
| Bed:        | 10                       |
| Bath:       | 7                        |
| Floor:      | 495 m2                   |
| Plot Size:  | 470000 m2                |

## IN BRIEF

Set in an outstanding natural environment near the Pyrenees and the Mediterranean, Mas Taillet is a unique private estate extending over approximately 47 hectares of meadows, woodland and gardens. This remarkable property combines privacy, comfort and charm, with panoramic mountain views and easy access to nearby facilities.

The estate includes several beautifully restored stone buildings, offering spacious and flexible living arrangements ideal for extended family, guests, or multi-generational living. All accommodations have been carefully renovated with style and high-quality materials, blending authenticity with modern comfort.

## 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

Main House – approx. 270 m<sup>2</sup>

The elegant main residence includes four bedrooms and three bathrooms, a wellness area with sauna and hammam, and a relaxation lounge that opens onto a large private terrace.

A heated, solar-powered swimming pool (in use from April to November) provides the perfect spot to enjoy the surrounding views. The house also includes a wine cellar and technical rooms, making it ideal as a permanent home or luxury retreat.

Guest House – approx. 163 m<sup>2</sup>

A spacious, independent stone house with four bedrooms, three bathrooms, and a bright living room with fireplace. It features a modern heat pump (2023), attic storage and separate access, offering complete independence for family or friends.

Detached Studio – approx. 34 m<sup>2</sup>

A charming self-contained studio with open-plan living space, kitchen, large bathroom and private terrace overlooking the vegetable garden and orchard — ideal for visitors or a peaceful workspace.

Additional Guest Room – approx. 28 m<sup>2</sup>

A cosy and authentic space with private bathroom, perfect for welcoming guests or as staff accommodation.

Land and Setting

The property covers around 47 hectares of land, with rolling meadows, forest and open countryside. The landscaped gardens and terraces enjoy spectacular 360° mountain views and a peaceful, unspoilt setting.

There is ample space for outdoor activities, gardening, or simply enjoying the beauty of nature.

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## LOCAL TAXES

Taxe habitation: EUR

## NOTES