

Catalan Stone Mas 44ha Forest | 3 Houses 235m | Pool | 6km Sea | Perpignan 30km



## INFORMATION

Town:	Argelès-sur-Mer
Department:	Pyrénées-Orientales
Bed:	6
Bath:	3
Floor:	235 m2
Plot Size:	440000 m2

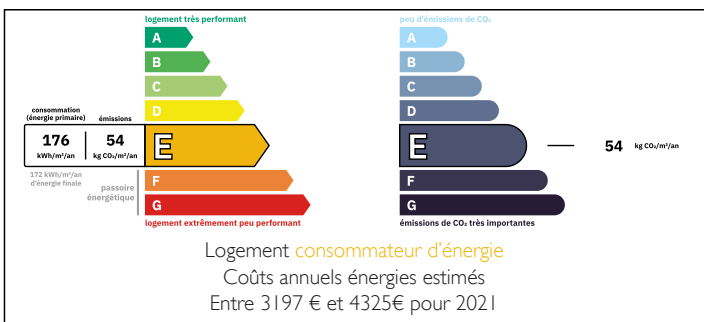
## IN BRIEF

UNDER OFFER within 10 DAYS - A rare and authentic Catalan stone mas, with origins dating back to 850, offering a unique blend of history, character, and natural beauty. Set within 44 hectares of woodland and terraces, this exceptional estate comprises three independent houses, providing a total of approximately 235 m<sup>2</sup> of habitable space.

The property retains the charm and authenticity of traditional Catalan architecture while offering versatile living arrangements, ideal for family gatherings, guest accommodation, or a private retreat.

Surrounded by nature, the estate features level garden area and a swimming pool, creating a peaceful oasis in complete privacy. Additional facilities include a spacious 110 m<sup>2</sup> garage and a 40 m<sup>2</sup> cave, offering further storage and development possibilities.

## 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

Located within the Massane Forest Nature Reserve, this exceptional property enjoys a truly secluded setting, far from major roads and surrounded by untouched nature, while remaining only 6 km from the Mediterranean Sea and 30 km from Perpignan. A unique environment perfectly suited for nature lovers, outdoor pursuits, equestrian activities, a hunting lodge, or a peaceful weekend retreat.

Property description:

An authentic Catalan stone mas comprising three independent houses, set within 44 hectares of woodland, mainly composed of cork oak (chêne-liège) and holm oak (chêne vert). The estate offers a rare combination of history, privacy and natural beauty, with endless possibilities for family living, guest accommodation or leisure projects.

## LOCAL TAXES

**Taxe foncière: 3000 EUR**

**Taxe habitation: 3000 EUR**

House 1 – Ground floor:

Living room with open kitchen area: 28 m<sup>2</sup>

Three bedrooms: 10 m<sup>2</sup>, 12 m<sup>2</sup> and 12 m<sup>2</sup>

Shower room

Separate WC

House 2:

Ground floor living area with kitchen: 24 m<sup>2</sup>

Shower room: 5 m<sup>2</sup>

Separate WC

Two bedrooms: 11 m<sup>2</sup> and 17 m<sup>2</sup>

Upstairs bedroom: 16 m<sup>2</sup>

House 3:

Ground floor cave

Garage: 30 m<sup>2</sup>

Additional room: 23 m<sup>2</sup>

Shower room

Separate WC

Upstairs living room with kitchen: 18 m<sup>2</sup>

Room: 23 m<sup>2</sup>

Roof terrace

## NOTES