

Stylishly renovated stone farmhouse with 4 bedrooms, stables, paddocks, riding arena and exterior menage.



INFORMATION

Town:	Pia
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	22137 m2

IN BRIEF

Discover this beautiful, fully restored Catalan mas set in a peaceful, wooded environment, while conveniently located just 10 minutes from the airport, motorway, train station and local shopping facilities.

The property offers generous living spaces and comprises a ground-floor bedroom, a bright and spacious living area and a modern kitchen

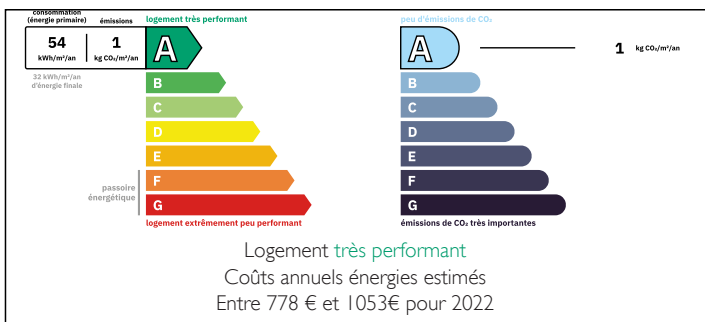
Upstairs, there are two further bedrooms, a bathroom, WC and a study/library, providing comfortable and versatile accommodation.

Outside, the property benefits from two terraces and a shaded jacuzzi, perfect for relaxing and enjoying the tranquillity of the surrounding countryside.

Set within approximately 2.2 hectares of land, the



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1365 EUR

NOTES

DESCRIPTION

With approximately 163 m² of living space, this beautiful stone farmhouse has been thoughtfully renovated to create a practical and comfortable home, whilst boasting an energy performance rating (DPE) of A.

The ground floor is centred around a pleasant, light-filled living space, with large sliding glass doors opening onto a south-facing terrace overlooking the parkland.

The modern, spacious and fully equipped kitchen is complemented by a practical utility room/laundry room. A second room, currently used as a laundry room, could also be converted into an additional bedroom if required.

The master suite features a large window overlooking the outside grounds, as well as its own shower room. A separate WC completes this level.

The living room benefits from an Invicta wood-burning insert, while the aluminium windows, electric roller shutters and wrought-iron grilles provide comfort, security and character to the property.

Upstairs, two further bedrooms enjoy uninterrupted views. Both have large built-in storage. A shower room, separate WC and an office, offering a potential 4th bedroom.

Exterior

The property has been designed to provide excellent living conditions for horses and features high-quality private equestrian facilities, perfectly integrated into the surrounding environment.

The facilities include: