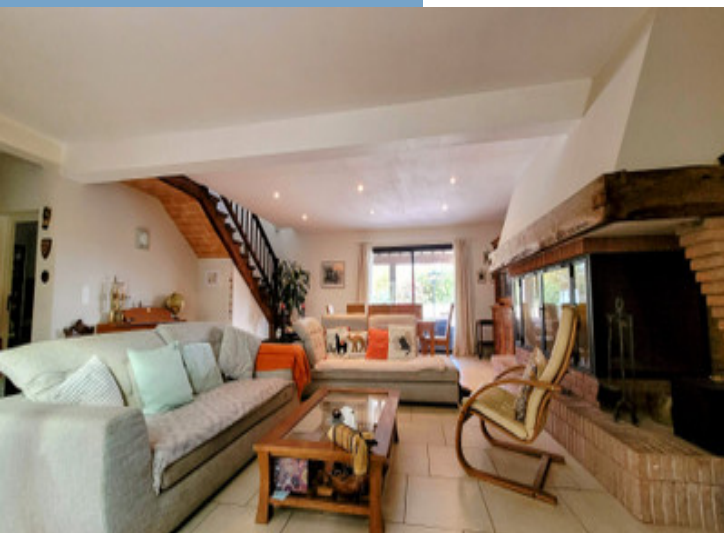




CHARMING MAS WITH MAIN HOUSE, 2 GÎTES,  
POOL & LANDSCAPED GARDENS – JUST 3KM  
FROM BEACHES!

CHARMING MAS WITH  
MAIN HOUSE, 2 GÎTES,  
POOL & LANDSCAPED  
GARDENS – JUST 3KM  
FROM BEACHES!...



PROPERTY FACT FILE	
REFERENCE	A25554AHA66
PRICE	€ 890,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	5
ACCOMMODATION	405 m <sup>2</sup>
LAND	4600 m <sup>2</sup>
TOWN	Perpignan
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	





- 3 individual properties
- swimming pool and patio
- private landscaped plot
- 3km from the sea
- rental income possible

CHARMING MAS WITH  
MAIN HOUSE, 2 GÎTES,  
POOL & LANDSCAPED  
GARDENS – JUST 3KM  
FROM BEACHES!...

Ref : A25554AHA66

Beautiful Mas-style property just 3km from the beaches of Canet-en-Roussillon, close to Torrelles, Sainte-Marie-la-Mer, and only 15 minutes from Perpignan. Set on over 4,600m<sup>2</sup> of landscaped grounds, the estate includes three independent houses, two of which operate as successful holiday rental gîtes with proven income,

## DESCRIPTION

RARELY AVAILABLE just 3KM from popular BEACHES

3 individual properties set in a landscaped grounds with swimming pool, garage and boules pitch

### MAIN HOUSE

#### Ground floor

- kitchen recently renovated in 2023 to a high quality finish
- rear kitchen
- lounge of over 60m<sup>2</sup> with fireplace and verranda 16m<sup>2</sup>
- wc
- summer kitchen and covered terrace to rear of property

#### Upstairs

- 3 bedrooms each of 13m<sup>2</sup> with fitted wardrobes
- 1 master bedroom of 15m<sup>2</sup> with mezzanine level 6m<sup>2</sup> and en suite shower room 5m<sup>2</sup>
- access to attic space for storage
- bathroom with bath tub, shower, wc and sink

### Attached GITE

#### Ground floor

- fitted and equipped kitchen with verranda 16m<sup>2</sup>
- open plan living area 26m<sup>2</sup>
- wc

#### Upstairs

- shower room
- wc
- 3 bedrooms (15, 15 and 16m<sup>2</sup>)

### Independant Gite

#### Single level property

- open plan living area with fitted kitchen
- 3 bedrooms each of 10m<sup>2</sup>
- 1 office 5m<sup>2</sup>

#### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25554AHA66>

COMPLETE FILE AND PHOTO ON REQUEST

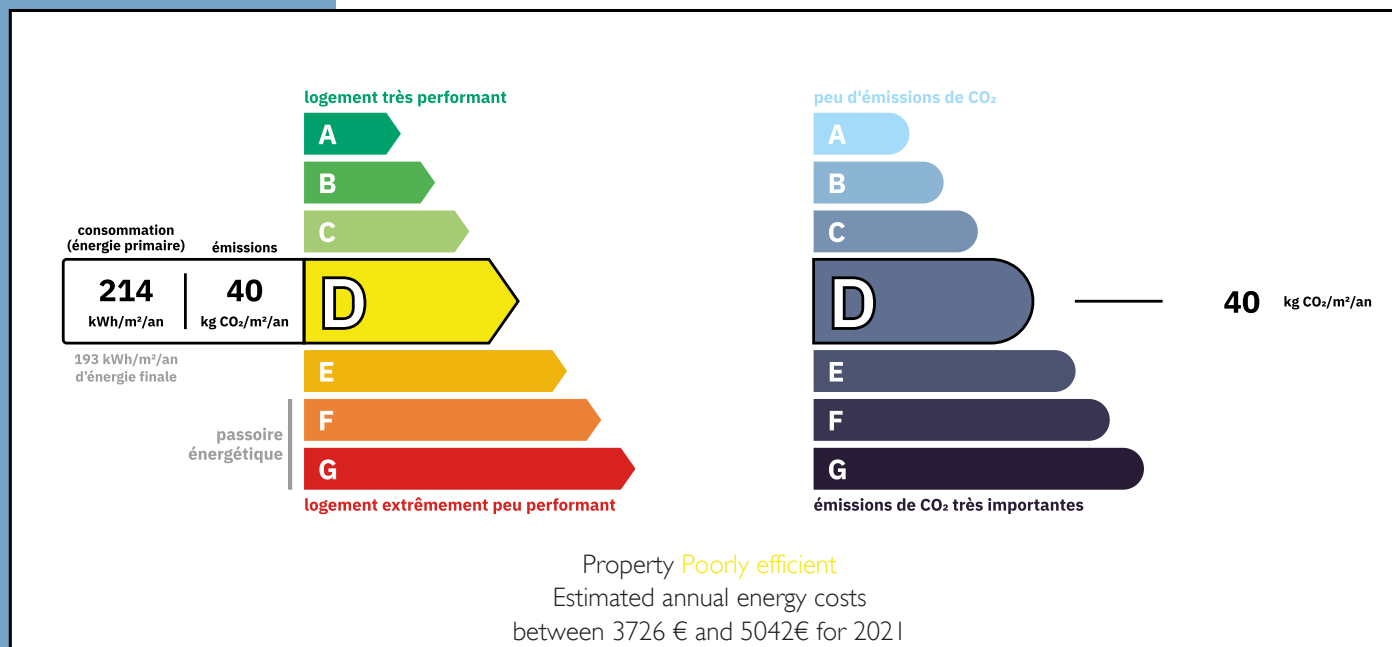


CHARMING MAS WITH MAIN HOUSE, 2 GÎTES, POOL & LANDSCAPED GARDENS – JUST 3KM FROM BEACHES!...

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

Ref : A25554AHA66

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A25554AHA66  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)