LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



4 PROPERTIES IN CATALAN STONE MAS, 3 POOLS, GÎTES & EXCELLENT RENTAL POTENTIAL – 20 MINS FROM THE SEA

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PROPERTY FACT FILE

REFERENCE	A36324AHA66
PRICE	€ 1,590,000 £ 0* *agency fees to be paid by the seller
BEDROOM	14
BATHROOM	11
ACCOMMODATION	400 m²
LAND	7500 m²
TOWN	Villelongue-dels-Monts
DEPARTMENT	
LOCATION	Town property
TYPE	Ensemble de Gîtes
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- 127m2 farmhouse with private pool and terrace
- two independent cottages sharing second pool
- 15th-century stone Mas (146m²)
- a short walk from the village
- 20 minutes from the beach

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Superb property comprising two traditional Catalan stone Mas houses, 3 swimming pools, 2 independent gîtes and a separate apartment, ideal for a rental investment or tourism project in the Pyrénées-Orientales.

DESCRIPTION

Villelongue-dels-Monts is a charming traditional village offering shops, schools and a welcoming community, ideally located just 20 minutes from the Mediterranean beaches and 20 minutes from Perpignan.

This beautiful Catalan stone Mas is situated just a short walk from the village centre, on a quiet residential street. Not isolated, it enjoys a peaceful setting with open views stretching from the Mediterranean to the Pyrenees.



MAIN HOUSE – 127 m²
Authentic Catalan style with colourful tiles, wooden shutters and bright, open spaces.

Ground floor:

Fully equipped kitchen with granite island
Open-plan living room with wood-burning stove overlooking the garden and pool
Direct access to a sunny 15 m x 3 m terrace
Bedroom with adjacent shower and W.C.

First floor:

2 en-suite bedrooms with bath/shower and views over the garden towards the coast
2 additional bedrooms
Shared shower room and W.C.
Spiral staircase both inside and outside



GÎTE 1 – 3 Bedrooms
Ideal for year-round or seasonal rental.

Ground floor:

2 main bedrooms with en-suite showers and W.C.
One bedroom opens directly onto the garden

First floor:

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36324AHA66

COMPLETE FILE AND PHOTO ON REQUEST

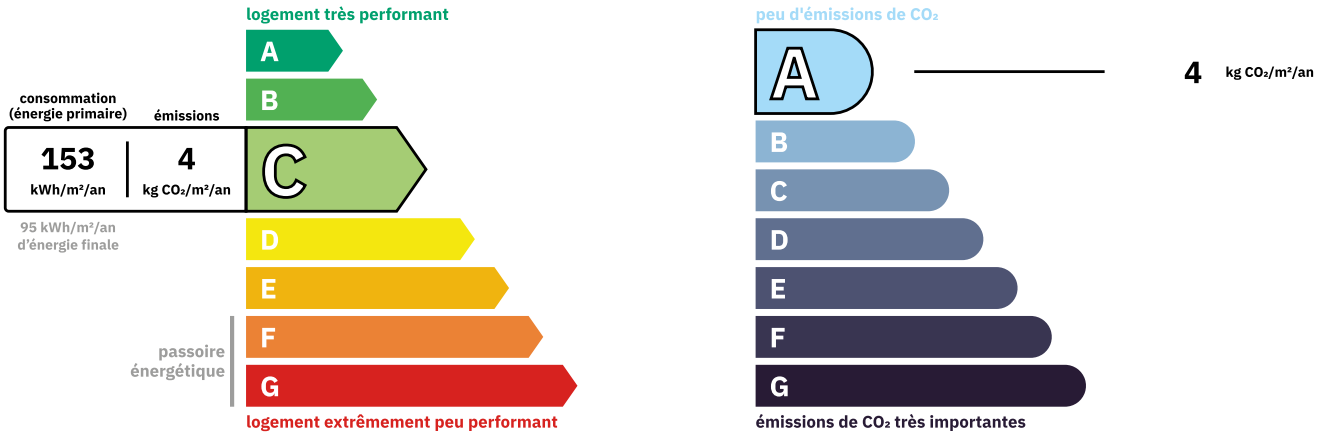
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ENERGIE-DPE

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



Property Moderatly efficient
Estimated annual energy costs
between 1146 € and 1550€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A36324AHA66

FILE COMPLETE AND PHOTOS ON REQUEST

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