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## Single-storey Property With Gites Nestled In A Green Setting, Estoher

Estoher , Pyrénées-Orientales , Occitanie



**€690,000**

inc. of agency fees

5 Beds

181 sqm

In a protected, peaceful setting,  
in the heart of nature, with no  
neighbors, no busy roads and no  
noise pollution, magnificent...

### At a Glance

Reference MFH-CB85113401

Near to Estoher

Price €690,000

Bed 5

Pool Yes

Hab.Space 181 sqm

Land Tax N/A

### Property Description

In a protected, peaceful setting, in the heart of nature, with no neighbors, no busy roads and no noise pollution, magnificent single-storey property on 4920 m<sup>2</sup> of well-kept wooded grounds with swimming pool.

Perfectly maintained over the years, the main house with 160 m<sup>2</sup> of living space comprises an entrance hall, a living room with kitchen and dining room, three bedrooms including a master suite with shower room, dressing room and mezzanine, a 14 m<sup>2</sup> garage, a beautiful dining room under a veranda and a large terrace opening onto the outside.

The house also boasts a 27m<sup>2</sup> studio with terrace, as well as a small 40m<sup>2</sup> T2 apartment with independent entrances, both of which could easily be rented out.

This property is ideal for seasonal rental or self-employment. The property is ideal as a main residence, as well as for running gîtes or developing activities such as wellness stays, yoga, horse boarding, sports and leisure activities.

The exterior features terraces, a swimming pool and wooded grounds, allowing you to take full advantage of nature and the calm of this exceptional environment. The fenced plot offers two horse stalls and a large storage shed.

Estoher is a small village in the Conflent region of France, benefiting from green tourism thanks to its protected and exceptional environment. 15 minutes from Prades, 30 minutes from Perpignan and easy access to amenities.

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	5
Price	€690,000

## Key Information

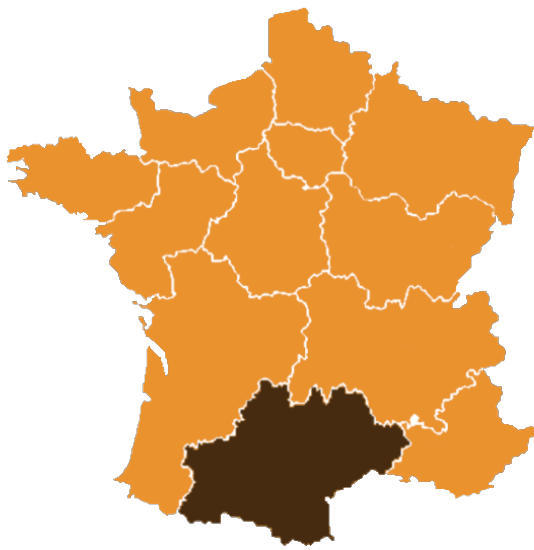
Internal Area: 181 sqm

Property Features:

- Swimming pool

Swimming Pool? Yes

## Location: Occitanie





## Gallery







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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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