

[Click to view MFH-CB85285717](#)

## Substantial Stone Village House, Ponteilla

Ponteilla , Pyrénées-Orientales , Occitanie



**€396,000**

inc. of agency fees

4 Beds

296.66 sqm

**\*\*price reduced\*\*** Located in the heart of the village of Ponteilla, south of Perpignan, large village house completely renovated...

### At a Glance

**Reference** MFH-CB85285717

**Near to** Ponteilla

**Price** €396,000

**Bed** 4

**Pool** No

**Hab.Space** 296.66 sqm

**Land Tax** N/A

### Property Description

**\*\*price reduced\*\***

Located in the heart of the village of Ponteilla, south of Perpignan, large village house completely renovated with taste and quality materials while respecting the original character of this superb building.

Totaling nearly 300m<sup>2</sup> of living space, this Cayrou stone house built on 3 levels offers a double entrance, the 1st is located on the street level and opens onto a patio / garden sheltered from view of 60m<sup>2</sup> leading via large bay windows (that can open completely) onto a large open room ideal as a summer lounge. A garage of more than 130m<sup>2</sup> completes this level.

The 2nd entrance is located on the ground floor and opens onto a bright and elegant living room with fireplace, a separate high-end equipped kitchen, a 1st bedroom with fireplace and a master suite with adjoining bathroom.

The upper level offers 2 bedrooms including a majestic master suite of 46m<sup>2</sup> with superb ceiling heights, exposed beams, an adjoining bathroom, a large office of more than 30m<sup>2</sup> facing south and overlooking the Albères massif.

A 61m<sup>2</sup> cellar completes this atypical property and could be converted into additional living space.

## Summary

Property type:	Village house
Bedrooms:	4
Price	€396,000

## Key Information

Internal Area: 296.66 sqm

Property Features:

- Air-conditioning

Has Air  
Conditioning? Yes

## Location: Occitanie



## Gallery









As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved