

[Click to view MFH-CB85654861](#)

## Authentic Stone Farmhouse With Gite, Pool And Views, 1.9 Hectares, Espira...

Perpignan , Pyrénées-Orientales , Occitanie



€1,298,000

inc. of agency fees

5 Beds

240 sqm

Authentic stone farmhouse dating from the 19th century in a sumptuous setting. Located on the edge of Perpignan, surrounded by...

### At a Glance

**Reference** MFH-CB85654861

**Near to** Perpignan

**Price** €1,298,000

**Bed** 5

**Pool** Yes

**Hab.Space** 240 sqm

**Land Tax** N/A

### Property Description

Authentic stone farmhouse dating from the 19th century in a sumptuous setting. Located on the edge of Perpignan, surrounded by nature, pine and olive trees on more than 1.9 hectares, with swimming pool and pool house, this completely refurbished stone farmhouse offers 240m<sup>2</sup> of living space divided into a main house and a gîte.

This character farmhouse has retained all its authenticity: stone walls, exposed beams, tiled floors.

The main house offers: a spacious living room with fireplace opening onto a terrace with sublime views over the entire Roussillon valley, the sea and the mountains, an equipped kitchen with fireplace, a pantry and a wc.

On the 1st floor: a bathroom and 3 bedrooms including a large master suite with ensuite bathroom opening onto a beautiful terrace overlooking the countryside and the mountains.

An outbuilding adjoining the 82m<sup>2</sup> farmhouse has been converted into independent accommodation that could be operated as a gîte. It has a beautiful open kitchen, a living room, a winter garden, 2 bedrooms, a bathroom, a sauna, terraces and a private garden.

The exteriors allow you to enjoy a peaceful atmosphere, the Mediterranean climate and the privileged environment. They have various sunny or shaded terraces, a large 14x7m swimming pool with pool house and outstanding views from the terraces surrounding the swimming pool.

All the property has been fitted out and decorated with great taste and attention to detail. Ideal as a main residence to accommodate a family looking for a place to live surrounded by nature, this farmhouse is also suitable for people wishing to manage a gîte activity.

The village of Espira de l'Agly extends from the rich Roussillon plain to the foothills of the Corbières from which it is separated by a forest of pine trees. Ideally located, just 10km from

Perpignan, 14km from the sea, 5km from the North Perpignan motorway exit and the airport.

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	5
Price	€1,298,000

## Key Information

Internal Area:	240 sqm
Number of	1
Fireplaces:	

Property Features:

- Swimming pool

Swimming Pool? Yes

Has Air  
Conditioning? Yes

## Location: Occitanie



## Gallery















As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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