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## Exceptional Property With Gites, Coast, East Of Perpignan

Perpignan , Pyrénées-Orientales , Occitanie



€3,100,000

inc. of agency fees

765 sqm

Just 5 minutes from the beaches  
and on the outskirts of Perpignan,  
former wine storehouse  
renovated into a superb character  
property...

### At a Glance

**Reference** MFH-CB86059468

**Near to** Perpignan

**Price** €3,100,000

**Pool** Yes

**Hab.Space** 765 sqm

**Land Tax** N/A

### Property Description

Just 5 minutes from the beaches and on the outskirts of Perpignan, former wine storehouse renovated into a superb character property combining authenticity, top-of-the-range comfort and rental potential.

The property comprises over 1,000 m<sup>2</sup> of buildings set in 6,820 m<sup>2</sup> of landscaped grounds, in the heart of a preserved environment. Now run as a high-end tourist complex, it includes :

6 spacious luxury gîtes, all with private terraces, for a total of 550 m<sup>2</sup> of living space:

3 T3 gîtes (70 m<sup>2</sup>, 76 m<sup>2</sup>, 107 m<sup>2</sup>)

2 gîtes T4 (80 m<sup>2</sup>, 97 m<sup>2</sup>)

1 gîte T5 (145 m<sup>2</sup>)

An independent main house of 190 m<sup>2</sup> with 4 bedrooms, not overlooked, with potential for extension.

Furnished outbuildings: breakfast room, TV lounge, gym, kids' club.

Cellar with 215 m<sup>2</sup> of floor space, with the possibility of creating two additional levels.

The exteriors are just as attractive: two heated and covered swimming pools, paddling pool for children, relaxation area/bar, playground, petanque ground, mini-farm, large private parking lot, all in a green, intimate setting.

The gîtes are sold fully furnished and equipped, ready for immediate use. Business activity in place with solid sales and excellent profitability. A rare property, combining old-world charm, quality amenities and strong development potential.

## Summary

Property type: Chambre d'Hote or Gite  
Price €3,100,000

## Key Information

Internal Area: 765 sqm

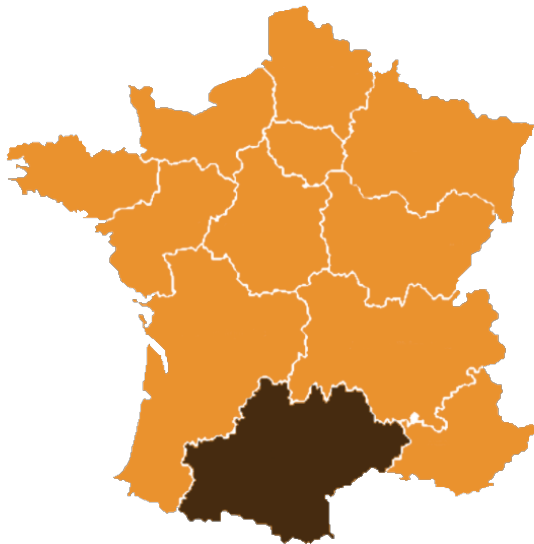
Property Features:

- Air-conditioning

Swimming Pool? Yes

Has Air  
Conditioning? Yes

## Location: Occitanie



## Gallery

















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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**



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