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## Elegant Maison De Maitre South Of Perpignan

Perpignan , Pyrénées-Orientales , Occitanie



**€682,500**

inc. of agency fees

5 Beds

350 sqm

A rare property in the heart of a charming village south of Perpignan This 2-sided manor house, built on a beautiful 605 m<sup>2</sup> plot,...

### At a Glance

Reference MFH-CB85982315

Near to Perpignan

Price €682,500

Bed 5

Pool No

Hab.Space 350 sqm

Land Tax N/A

### Property Description

A rare property in the heart of a charming village south of Perpignan

This 2-sided manor house, built on a beautiful 605 m<sup>2</sup> plot, invites you to take a trip back in time. Majestic volumes, period details and exceptional potential: a singular property, ideal for a family home or a guest house project.

As soon as you enter, you're greeted by a majestic hall of over 44 m<sup>2</sup>, leading on either side to spacious reception rooms: a living room, an elegant dining room, a second living room with marble fireplace of 25.5 m<sup>2</sup>, a separate kitchen of 17.5 m<sup>2</sup>, a hallway of over 10 m<sup>2</sup> and a separate toilet.

A vaulted cellar of almost 28 m<sup>2</sup> completes this level, perfect for wine or preserves.

First Floor - Four Bedrooms, Two Bathrooms, Light and Volume

The original staircase leads to a central gallery and a succession of four large bedrooms, one of which is a spectacular 41 m<sup>2</sup>. Two spacious bathrooms (16 m<sup>2</sup> and 15.6 m<sup>2</sup>) and airy hallways elegantly structure the first floor.

Second floor - Space for reinvention

The last level offers a vast attic space, with a bedroom of almost 37 m<sup>2</sup>, a landing/anteroom, and three attics (30 m<sup>2</sup>, 34 m<sup>2</sup>, 48 m<sup>2</sup>) with impressive volumes. The ensemble offers rare conversion potential for additional bedrooms, an artist's studio or leisure space.

Just a few minutes from Perpignan, in a quiet, typically Catalan setting, this property will appeal to lovers of character residences in search of space, history and tranquility.

### Summary

Property type:	Mansion
Bedrooms:	5
Price	€682,500

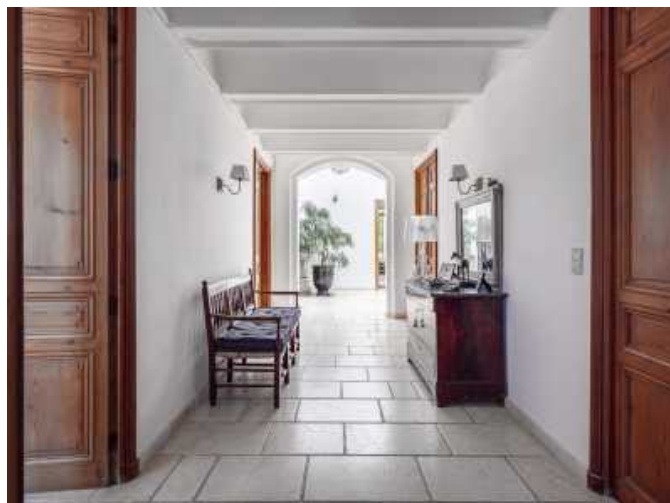
### Key Information

Internal Area:	350 sqm
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### Location: Occitanie



## Gallery













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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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