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Country Home Set On An Acre Of Grounds, Argelès-sur-mer

Argelès-sur-Mer , Pyrénées-Orientales , Occitanie



€795,000

inc. of agency fees

4 Beds

137 sqm

Superb character property located in an exceptional private environment, completely renovated in 2010 and offering approximately 140sqm of living space set over 2 levels. On the ground floor: a living...

At a Glance

Reference MFH-CB7434051

Near to Argelès-sur-Mer

Price €795,000

Bed 4

Pool Yes

Hab.Space 137 sqm

Land Tax N/A

Property Description

Superb character property located in an exceptional private environment, completely renovated in 2010 and offering approximately 140sqm of living space set over 2 levels.

On the ground floor: a living room with industrial style dining area (metal beams, lime rendered walls, brick

and stone) and a fully fitted and equipped independent kitchen. Both rooms have French doors leading to the garden and swimming pool. There is also a master suite with walk-in shower, a separate toilet and a laundry room.

Upstairs: a large landing gives access to 3 bedrooms, all with balconies, two of which overlook the swimming pool and one the park, then a large bathroom in travertine stone (with shower and bath) and a dressing room.

The house is full of charm, tastefully decorated and offers quality materials (pocket doors, PVC and aluminum windows, electric shutters, gas central heating, reversible air conditioning, town water and bore-hole, plus a septic installed in 2010).

The setting is unique, on a plot of 4220sqm with a well-designed above-ground swimming pool integrated into wooden terraces offering different relaxation areas in the sun or in the shade. The exterior has a covered terrace with barbecue for outdoor dining and parking for several cars or a motorhome.

Beautiful Mediterranean plants such as palm trees, olive trees, pines or even bamboo complete the garden.

The land is currently converted into equestrian facilities with electricity and water, offering 3 horse boxes, 4 paddocks, a tack room, a shower area on rubber tiles, a hay store, a workshop, a pine forest and a schooling ring. This space can obviously be transformed into a park.

A unique property in a privileged location, just a short walk from the town centre and a few minutes by bike from the beaches, easy access to the dual carriageway to Collioure and Perpignan.

Summary

Property type:	Village house
Bedrooms:	4
Price	€795,000

Key Information

Internal Area:	137 sqm
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

Location: Occitanie



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