

[Click to view MFH-CB82919251](#)

## Exceptional Property, Pool, 10 Minutes From The Beaches, Elne

Perpignan , Pyrénées-Orientales , Occitanie



# €2,500,000

inc. of agency fees

6 Beds

415 sqm

Ideally located, less than 10 minutes from the beaches, exceptional property built on a landscaped and wooded park of 11,595m<sup>2</sup> with swimming pool. This vast residence totals 430m<sup>2</sup> of living space. It...

### At a Glance

**Reference** MFH-CB82919251

**Bed** 6

**Near to** Perpignan

**Pool** Yes

**Price** €2,500,000

**Hab.Space** 415 sqm

**Land Tax** N/A

### Property Description

Ideally located, less than 10 minutes from the beaches, exceptional property built on a landscaped and wooded park of 11,595m<sup>2</sup> with swimming pool.

This vast residence totals 430m<sup>2</sup> of living space. It includes a living room bathed in sunlight of 80m<sup>2</sup> facing

south, giving access to large terraces overlooking the swimming pool, an entrance hall of 45m<sup>2</sup>, a spacious kitchen, a utility room, a dining room, 5 bedrooms including a master suite of 48m<sup>2</sup> with dressing room, a bathroom, a second suite with adjoining bathroom and dressing room, a shower room, an office, an adjoining independent studio with bedroom, bathroom and kitchenette.

The park is beautifully wooded, it is equipped with a swimming pool, a summer kitchen, an outdoor dining area and various terraces.

The land is constructible and can be divided into several building plots.

A large garage of 48m<sup>2</sup> and a semi-basement of 60m<sup>2</sup> with cellars, machinery, storage rooms complete this splendid property.

## Summary

Property type: Countryside house  
Bedrooms: 6  
Price: €2,500,000

## Key Information

Internal Area: 415 sqm  
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**.

To see more great properties like this one, visit our daily updated website at **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 calling 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**

great service  
fast transfers

send money abroad 24/7

excellent rates