Click to view MFH-CB83963713

# Beautiful Farmhouse (ancient Monastery) With Pool, Ille Sur Tet

Perpignan, Pyrénées-Orientales, Occitanie



€499,000

inc. of agency fees

8 Beds

**288** sqm

\*\* PRICE HUGELY REDUCED
FOR A QUICK SALE!! \*\* For a
limited time only, this is a
fantastic opportunity to acquire
this beautiful...

#### At a Glance

**Reference** MFH-CB83963713

Near to Perpignan

Bed 8

Pool Yes

**Price** €499,000

Hab.Space 288 sqm

Land Tax N/A

**Property Description** 

#### \*\* PRICE HUGELY REDUCED FOR A QUICK SALE!! \*\*

For a limited time only, this is a fantastic opportunity to acquire this beautiful property dating back to 1790, originally part of an ancient monastery. The property has been completely renovated and tastefully decorated to an impeccable standard. It is a perfect, spacious family home, ideal for hosting guests or running a B&B, as it has successfully operated for the past 10 years under the current owners.

The south-facing property is situated amidst peach orchards offering open views, ideal for those looking to live in a countryside environment and benefit from the Mediterranean lifestyle.

The property offers spacious living and is set out as follows:

Ground floor: large entrance hallway, a farmhouse kitchen with adjacent pantry and WC, then 2 reception rooms comprising of a dining area with pellet burner and then the comfortable lounge which leads out on to the patio area with pool.

1st floor: oak stairs lead to the landing giving access to 4 luxurious double bedrooms all with modern ensuite bathrooms. Three of these are south-facing, including the largest bedroom which also has a separate small lounge area. The fourth is west-facing with Mount Canigou views.

2nd floor: the landing leads to a luminous air-conditioned studio apartment (with kitchenette and bathroom) plus a mezzanine sleeping area. Also on this fllor is a bedroom or office, then a master suite with dressing and shower room with access to the attic storage space.

Outside the private, walled patio area with shady olive trees and covered summer kitchen and 6x3m pool with jacuzzi offers the perfect place to relax and enjoy the sunny lifestyle that this region has to offer.

Also included is a paved patio in front of the house, a bike shed and parking for up to 5 cars.

Features include recently installed solar PV panels, water well with electric pump, micro sewage system conforming to current regulations, double glazing throughout, reversible air conditioning, pellet burner, insert...

A perfect lock-up-and-leave property, ideal for nature enthousiasts and lovers of outdoor activities yet situated at only 5 minutes from the buzzing market town of Ille-sur-Têt and a 20-minute drive to Perpignan with easy access to the Mediterranean coast and the ski slopes of the Pyrenées.

**Summary** 

Property type: Farmhouse

Bedrooms: 8

Price €499,000

**Key Information** 

Year Built: 1790

Internal Area: 288 sqm

Number of

1

Fireplaces:

Property Features:

Air-conditioning

Swimming Pool? Yes

Has Air

Yes

Conditioning?

**Location: Occitanie** 



# Gallery













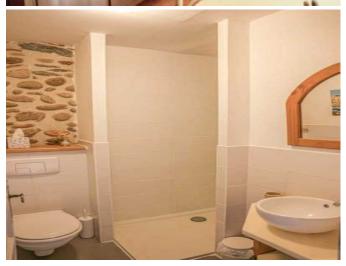
























Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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 ours 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



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