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Maison De Maître With Outbuilding, Wooded Park, Near Perpignan

Perpignan , Pyrénées-Orientales , Occitanie



€899,000

inc. of agency fees

7 Beds

300 sqm

In the heart of 2580m² of wooded grounds, magnificent 200m² manor house and 110m² converted outbuilding. The property has retained...

At a Glance

Reference MFH-CB84058448

Near to Perpignan

Price €899,000

Bed 7

Pool No

Hab.Space 300 sqm

Land Tax N/A

Property Description

In the heart of 2580m² of wooded grounds, magnificent 200m² manor house and 110m² converted outbuilding. The property has retained all the charm and character of the past, with high ceilings with moldings, cement tiles and large windows, combined with modern comforts: air conditioning and insulation. Ideally located, just 10 minutes by car from Perpignan and on foot from all amenities.

On the first floor, the house opens onto a spacious entrance hall leading to a beautiful living room with fireplace, serving as lounge and dining room. This level also features a recent, fully-equipped closed kitchen, an office and a toilet.

On the 1st floor, a charming hall leads to two spacious suites (a bedroom of 18.6m² and another of over 19m²) with en suite bathrooms, as well as a bedroom of 16m².

The 2nd floor offers two bedrooms, one with a shower room and the other with a dressing room, as well as a 27m² attic room with exposed beams.

Next door, a former workshop has been completely reinvented as a guest house of over 108m². Bathed in light thanks to large bay windows opening onto the garden, this surprising building with its modern, even industrial feel offers a host of fine features: high ceilings, parquet flooring, fully-equipped modern kitchen opening onto an 80m² double living room, bathroom, toilet, en suite and mezzanine bedroom.

Outside, you'll appreciate the peace and quiet, the greenery, the terraced areas around the house, the shade provided by the vegetation and the pétanque court!

The house is equipped with a home automation system, a thermodynamic cumulus heater, a heat pump and reversible ducted air conditioning on the 1st and 2nd floors, as well as in the guest house. A large 90m² basement completes the property. An automatic sprinkler system is available for exterior maintenance.

The guest house has an independent entrance and gate. This outbuilding could be used for

professional purposes or as a seasonal or year-round rental property.

Summary

Property type:	Countryside house
Bedrooms:	7
Price	€899,000

Key Information

Internal Area: 300 sqm

Property Features:

- Air-conditioning

Has Air
Conditioning? Yes

Has Alarm Yes

Location: Occitanie



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S. and L. BROWN



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