



## Maison de Maître,

66100, Pyrénées-Orientales, Occitanie

€1,895,000

Ref: 1369

\* Available \* 1 Bed \* 1 Bath

\*\*\* Reduced Price \*\*\* Domain with Maison de Maître 480m<sup>2</sup> on park, large winery with business potential, 8474m<sup>2</sup> of grounds, pool, tranquil environment, mountain views, central location and close to...

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## Property Description

Domain with rich history dating from the gallo-roman period till the time of the Bastides in the 18th century, reconstructed late 19th, this Maison de maître is built on a slightly elevated position close to several villages with some shops, lake, golf and Med in the Perpignan area, Languedoc Roussillon, Occitanie, South of France. The charm of the untouched old elements as floor tiles (tomettes), stone staircases, marble fire places, arched and wooden ceilings, panel doors, plaster ceiling medallions is all over. Today the mansion is in need of full restoration. The winery, 2 connected wine cellars offers over 2000m<sup>2</sup> space over two levels that can be exploited as a business. Built with stones and typical red bricks it has a rustic aspect with its natural colours. Description of the building The house offers almost 500m<sup>2</sup> living area on 3 floors. Ground floor: Entrance with 2 reception rooms on the right and on the left on a lower split level the dining 40m<sup>2</sup> and kitchen with red Languedoc marble sink. Toilet and laundry, storage room. Blind room above laundry. 1st floor: Landing, bathroom and joined toilet, master bedroom 46m<sup>2</sup> with marble chimney, wooden floor and 2 balconies, shower room and bedroom. Covered roof terrace of 80m<sup>2</sup> with arches and pillars with capitals from 1930, extended views, 2nd floor: Landing, 2 rooms 60m<sup>2</sup>, today an office and a bedroom, shower room, bedroom with wooden ceiling 23m<sup>2</sup> connected to the landing. Catalan staircase (tiles and wood) towards 3rd level 3rd floor: 2 rooms with wooden floors and convertible loft 60m<sup>2</sup> under the roof. Pool of 8m x 5m with lawn surround. Garage and large outside parking space. Winery of about 1200m<sup>2</sup> on the ground floor, large connected spaces, toilets and 1200m<sup>2</sup> on 1st floor with wooden roof structure and iron pillars. The outbuilding can be converted into commercial operating business, as reception rooms or apartments. Grounds Plot of 8474m<sup>2</sup>, private garden for the mansion, partly enclosed by walls and planted with palm trees and Mediterranean species. Borehole and septic tank. General condition The manor house needs restoration and the wine cellars offer a big business potential. Rendered façade, oil heated, simple glazed wooden joinery, ancient floor tiles. Comment Attractive central position for this property where living can be combined with a commercial activity!

## Gallery

