



## Character House with Pool and Views,

€766,000

66150, Vallespir, Pyrénées Orientales, Occitanie

Ref: 2409

\* Available \* 9 Beds \* 2 Baths \* 378m2

Charming stone property, 378m<sup>2</sup> living area, authentic features, 9 bedrooms, swimming pool, double garage, 4 wine cellars, plot of 2503m<sup>2</sup>, stunning views.

- Swimming Pool
- Railways in towns
- Motorways
- Wine Region
- Wine Cellars and Garages
- Local Markets are close
- Golf in area
- Popular Tourist Area
- Perpignan and Carcassone Airports
- Sailing and Beach
- Tennis locally

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## Property Description

Magnificent early 19th century stone property. Entirely restored over about 30 years it offers great benefits and modern comforts. The owners have preserved the charm as well as the character of this property. The convertible attic offers a great opportunity for expansion. It's romantic garden and terrace overlook the village with exceptional views over the mountains and the sea. It offers a special charm and is located in the greater Vallespir area, Languedoc Roussillon, Occitanie, South of France. This family property or secondary property for one or two families will seduce you.

**Description of the building** This property offers 378m<sup>2</sup> living area on 3 levels  
**Ground floor :** Acces by the main entrance, street side, wide entrance hall leading on the left side to an equipped kitchen with fireplace with a large dining space + pantry. Opposite the entrance hall, a dining room with fireplace and another lounge with fireplace. Loggia 15m<sup>2</sup> with sliding glass doors on the South side. These rooms open up onto the terrace decorated with a « gazebo » overlooking the village and the mountain view. On the right side of the entrance hall : a utility room/dressing room, followed by a bathroom and guests WC. This space gives acces to a bedroom 31m<sup>2</sup> with terrace. On the ground floor, a pantry corner in which a staircase leads to the next floor. It takes us to a wide landing and then to a corridor leading to 8 bright and spacious bedrooms (from 13m<sup>2</sup> to 23m<sup>2</sup>). Sanitaires : bathroom with bath, 2 bathrooms with shower of which one with toilet, and separate toilet with small sink. Convertible attic of about 190m<sup>2</sup>, illuminated by some small skylights are accessible from the first floor by a trap and ladder Double garage (old sheepfold) and vaulted wine cellars Swimming pool 10m x 5m, infinity, tiled, also a small outbuilding where it is possible to install a shower and toilet (« Sanibroyer »).

The pool is secured, away from the house. The infinity swimmling pool offers a playing area for children.

**Grounds** On a plot of 2503m<sup>2</sup>, garden well maintained with trees, also with a vegetable garden. A shared water source feeds the garden and the swimming pool.

**General condition** This property is in irreproachable condition. Mains drainage, electrical and gas heating (tank in garden) + fireplaces in most of the living areas. Wooden doorframes and shutters « à la française ». Light colored tiled floors and « ancient catalan tiling » in some rooms. Original oak wooden floors in some areas of the property. Ideal as a family home or as a second home, joining modern comforts with authentic features and charm. A must to visit !

Looking towards the **Pyrénées**, this spot is well sited is an idyllic place that dreams are made of. Big towns seem far away, they are closer if you wish to venture away from your little paradise. Perpignan is only 30 minutes away, winter sports a couple of hours in the other direction ! Enjoy the local villages, the foods, especially the cheeses, the wine and the markets where you will find fresh local produce to fit all taste

Alistair Lockhart. Property Director, FrenchEntrée



## Gallery

