

Beautiful stone farm house with swimming pool, garden and outbuildings



INFORMATION

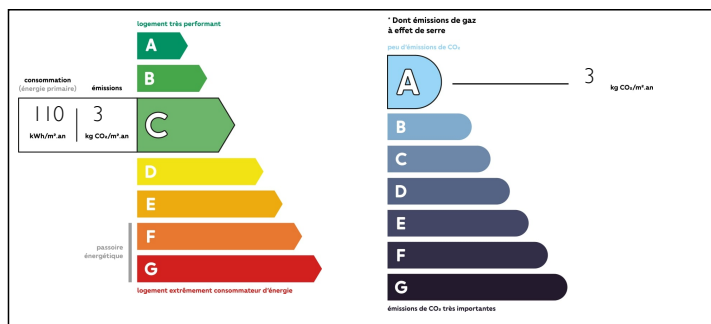
Town:	Castelnou
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	320 m2
Plot Size:	4181 m2

IN BRIEF

This stunning, rare, stone mas is situated in the commune of the classified village of Castelnou, close to the popular market town of Thuir. The house provides a very spacious family home with the added advantage of an independent studio apartment and further potential to increase the habitable space in the adjoining barn. Thuir with its amenities is only 23km from Perpignan with its airport, TGV and A9 motorway to Spain plus under 30 minutes drive to the coast.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES

DESCRIPTION

This stunning, rare stone mas is situated in the commune of the classified village of Castelnou, close to the popular market town of Thuir.

The house provides a very spacious family home with the added advantage of an independent studio apartment and further potential to increase the habitable space in the adjoining barn.

The main house offers 290m² of living space. A bright, spacious, open plan 90m² dining/ living room with wood burning fire and an upper level currently used a library/relaxation space of 32m², which offers access to a terrace overlooking the private garden and pool.

On this level you will discover 2 bedrooms, a bathroom and independent WC.

The master bedroom, accessed via the library, offers an office, bedroom, dressing room and en-suite bathroom and has access to the rear garden.

The spacious, semi open kitchen leading into the dining area and that also has access to 64m² relaxation room where you'll find the utility space and a sauna.

A fully equipped, 33m² independent studio apartment with its own private terrace.

The exterior spaces are private and not overlooked. At the front of the property there is a large covered area with space to park several cars.

There is also a tool shed.

Adjoining the main house is a barn set over two floors that is currently used as a workshop and storage, but that offers 147m² of space on the 1st floor, potentially providing the option to create more living space.

Behind the property the large mature garden is...