



## Superb 4 Bed House For Sale In Corneilla de Conflent



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 210,000

### Location

Country: France  
ZIP code: 66820  
Posted: May 24, 2024  
Description:  
Superb 4 Bed House For Sale In Corneilla de Conflent France

Esales Property ID: es5554154

Property Location

7 Placa del Puig

Corneilla de Conflent

Pyrenees Orientales

66820

France

Property Details



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## Unveiling a Piece of History: 4-Bed House with Breathtaking Views in Corneilla-de-Conflent

Nestled in the heart of the charming village of Corneilla-de-Conflent, a remarkable opportunity awaits. This exceptional 4-bedroom house, steeped in history and boasting breathtaking views, offers a unique blend of character, functionality, and income potential.

### A Legacy Woven in Stone: Owning a Part of the Priory

Step back in time as you approach this captivating property. Originally part of the priory to the adjoining church, the house exudes a sense of historical significance. Imagine sharing your living space with whispers of the past, a constant reminder of the village's rich heritage.

### Three Floors of Possibilities: A Blend of Independence and Connection

The house unfolds across three levels, offering a versatile layout that can cater to a variety of needs. The ground floor functions as a completely independent apartment, perfect for generating income through holiday rentals. Equipped with its own entrance, a brand-new bespoke kitchen crafted from solid wood, and a designer WC featuring a modern shower, this self-contained space caters to comfort and convenience. Relax in the large salon, warmed by the glow of a wood-burning stove, and admire the exposed heavy wooden beams that add a touch of rustic charm. A double bedroom and a small utility space complete this self-contained haven.

An integrated staircase connects the ground floor apartment to the upper floors of the house, fostering a sense of connection if desired. As you ascend, the property continues to unfold its charm.

### Tranquil Vistas and Historic Charm: Upper Floors Await

The second floor offers a delightful sanctuary. Step onto the treetop terrace, a private haven bathed in sunlight, and breathe in the fresh mountain air while soaking in the captivating views of the surrounding forest. Imagine enjoying your morning coffee amidst the rustling leaves, or stargazing on balmy summer nights. A second spacious terrace overlooking the church at the front of the house, provides another charming outdoor space, perfect for relaxing under the shade of a retractable sun awning. This level also features a well-equipped kitchen with a new wood-burning stove and modern appliances. There is a second WC and sink with brand new fixtures, and a room currently used as a bedroom which can be transformed into a cozy sitting room or a guest room, depending on your needs.

The third floor houses two generously sized double bedrooms and a walk-in attic. The largest room boasts existing plumbing and permission for an independent shower room with separate access from the bedrooms. Throughout the third floor are painted or stained wooden floors adding warmth and character. Both staircases are painted wood in an attractive blue / grey paint, a touch of modern style.

### Historic Touches Meet Modern Comfort: A Seamless Blend

This exceptional house seamlessly blends its historical charm with modern conveniences. Historic windows, protected yet easily double-glazed, maintain the property's character while ensuring energy



efficiency. Traditional wooden shutters offer an additional touch of French flair. Radiators throughout the house provide the potential for a second heating system, allowing you to tailor the solution to your eco-conscious preferences. Mostly white walls throughout provide a neutral canvas for your personal touch, while painted wooden staircases add a touch of classic elegance.

## Beyond the Walls: A Tranquil Haven Awaits

The property extends beyond its enchanting walls. A large forest garden, your own private oasis, beckons relaxation and exploration. Meander through the trees, find peace by the river, or embark on marked walks that wind through the captivating landscape.

## Modern Conveniences and Peace of Mind

For added convenience, the property comes with an allocated parking space, a rare find in the heart of a charming village. The house has undergone significant renovation, including the installation of new water boilers, modern electrical rewiring throughout, and the rendering of external walls to ensure they are in excellent condition. Additionally, the roof has been verified to be in good condition, providing peace of mind for years to come.

## A Once-in-a-Lifetime Opportunity: Own a Piece of Corneilla-de-Conflent

This exceptional 4-bedroom house in Corneilla-de-Conflent is more than just a property; it's an opportunity to own a piece of history, protected by historic Monuments, to embrace a lifestyle steeped in French charm. Organised with a ground floor apartment boasting historic charm and modern features, you can potentially generate additional income. Whether you envision a family haven, a charming vacation rental, or a unique investment property, this house offers endless possibilities.

Don't miss out on this exceptional opportunity. Contact us today to learn more about this extraordinary property and start your journey of owning a piece of Corneilla-de-Conflent.

## ABOUT THE AREA

Nestled amidst the dramatic peaks of the Pyrenees Orientales in southern France lies the captivating village of Corneilla-de-Conflent. This hidden gem, steeped in history and radiating undeniable charm, offers a glimpse into a bygone era. Wind through the village center, where time seems to slow down with beautiful views onto the famous Canigo mountain. Gaze upon the imposing Romanesque church, a testament to the region's rich heritage including the charming, 'little tower,' opposite. This historic tower represented a palace seat. The Counts of Cerdanya lived in Corneilla and endowed the magnificent, 11th century, Romanesque church.

Enjoy the village, artisanal boulangerie, very well known locally and the village has a part time Post Office too. The large Salle de Fetes has community events, family friendly for everyone. Corneilla-de-Conflent is a haven for those seeking a taste of authentic French life, a peaceful village near some of the most famous and popular sites in the region, it's a perfect combination. There is also a regular, 1 euro bus service, a flat rate, with great connections including the train.



The Pyrenees Orientales themselves are a playground for nature enthusiasts. Towering mountains, lush valleys, and sparkling rivers provide endless opportunities for exploration. Hike through fragrant forests, scaling majestic peaks that reward you with breathtaking panoramas. For a more leisurely pace, cycle alongside tranquil rivers or meander through charming villages like Corneilla-de-Conflent, soaking in the local atmosphere. Adventure seekers can delve into many gorges like the Gorges de Caranca. The Gorges de la Fou, a dramatic canyon carved by the Têt River, perfect for rock climbing, canyoning, or simply marveling at the power of nature. Hikers have endless choices, including the spectacular Canigo mountain.

Beyond the natural beauty, the Pyrenees Orientales boasts a rich cultural tapestry. Only 5 mins away is the beautiful village of Villefranche de Conflent, a UNESCO world heritage site boasting a famous Vauban fort. Explore the quaint shops overflowing with local crafts, regional delicacies and multiple cafes and restaurants. Villefranche is next to the famous and enchanting caves, Les Grande Canalettes. These are considered one of the most beautiful and significant caves you can tour in France. You can also take the famous 'little yellow train,' from Villefranche station for an excursion through the mountains.

#### OTHER NOTES OF INTEREST:

The famous Pablo Casals, classical music festival, is held every year. International, world class musicians perform in nearby Prades, the surrounding villages, in famous abbeys and churches and sometimes the church in Corneilla.

Corneilla is close to the famous mountain monastery, Saint Martin and beautiful Abbey, Saint Michel de Cuxa.

The gateway to the ski resorts are just over an hour away by car, noting Pyrenees 2000, Les Angles, Font Romeu. Nearby are the famous lakes of Bouillouses, one of the most beautiful lake locations in the Catalan Pyrenees and a protected natural site.

Narbonne, Europe's largest safari, is in only 1hr 30 away by car.

The most famous and beautiful part of the coast is Collioure, 1hr 15 by car. The dazzling, blue Mediterranean, medieval harbour, historic castle and lanes full of arts, restaurants and history, make this a hugely popular destination.

The region is packed with history, forts castles, museums, galleries and cultural events throughout the year.

You can fly to Perpignan and Barcelona Girona (nearest), Carcassonne and Toulouse. Perpignan airport is around 1hr away by car.

Owning a piece of paradise in Corneilla-de-Conflent allows you to become an integral part of this vibrant region. Imagine waking up to the sound of church bells and the gentle murmur of the Têt River, followed by a leisurely breakfast on your terrace overlooking the charming village square. With the Pyrenees



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Orientales at your doorstep, every day presents an opportunity for adventure, cultural immersion, and the simple joy of French life.

## MAiN FEATURES:

- \* 126m2 of living space
- \* 1744m2 plot
- \* 4 Bedrooms
- \* 1 shower room, 2 WCs
- \* Stunning Views, feature terraced
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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Condition: Excellent

## Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	126 sq m

## Utility details

Heating:	Yes
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## Lease terms

Date Available:

## Additional information

Virtual tour URL:	<a href="https://www.youtube.com/embed/PnSFduIC5yc?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/PnSFduIC5yc?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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## Contact information

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