



## 7 room, 250m2 Character property for sale in Montesquieu des alberes - 231 500 € \*



### Informações do Revendedor

|                   |                    |
|-------------------|--------------------|
| Name:             | Patrick Gibbins    |
| Nome da Empresa:  | Artaxa Immo Sarl   |
| País:             | França             |
| Experience since: | 2008               |
| Tipo de Serviço:  | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments, Houses |
| Telephone:        |                    |
| Languages:        | French             |
| Website:          |                    |

### Detalhes do anúncio

|               |             |
|---------------|-------------|
| Imóveis para: | Venda       |
| Preço:        | EUR 231,500 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | França     |
| State/Region/Province: | Occitanie  |
| CEP:                   | 66740      |
| Adicionado:            | 17/02/2025 |

#### Informação adicional:

Dating from the 1870's, this LARGE, handsome Maison de Maitre has REAL CHARM and offers many possibilities for the new owner. Constructed on 3 levels, all of which can be independently accessed, this SPACIOUS PROPERTY could be ideal for a large, EXTENDED FAMILY home or, of course, for CHAMBRE D'HOTE/ HOLIDAY LETTING activity. It is in the village centre.

On the main level you will find a light filled lounge, with wood burner, next to a lovely space currently used as a music room, the 2 of which would be easily combined into one LARGE 41m2 approx LOUNGE. The kitchen is a good size, has a wood burner and opens onto the TERRACE, ideal for outdoor dining. There are also 2 GENEROUS BEDROOMS, a bathroom and separate wc on this level.

Upstairs there are currently a further 2 bedrooms, one an ensuite with shower room, and a 4th bedroom with a WC. On this level there are several OPTIONS to use the other space available, currently comprising a 35m2 approx gym and an attic room of 30m2, which lends itself to becoming, for example, a ROOF TERRACE (subject to permissions) which would have outstanding VIEWS.

On the ground floor, again there are many POSSIBILITIES, as the space also offers a kitchenette, shower room and WC, along with the GARAGE / room plus laundry and wine cellar. The entrance with the



original floor tiles and impressive main door, is a real attraction.

Throughout, careful attention has been made to improve the property in regard specifically to the environment, whilst keeping the TRADITIONAL look and feel, including for example, expenditure on DOUBLE GLAZING, which has been carried out in the style of the original windows.

This is a HANDSOME character PROPERTY offering space and plenty of OPTIONS. Come and see for yourself: contact 06 28 23 76 88 or our Perpignan agency :04 68 23 76 88.

MONTESQUIEU DES ALBERES has approx. 1,200 inhabitants and is nestled in the foothills of the Alberes mountains, with outstanding views and is excellent for walking / cycling fans. Its' pretty clock tower is part of the remains of a Chateau dating from 1080 and this, with the 12th century church, Saint Saturnin, add to the charm of this lovely village. With a weekly market and just a few minutes' drive to the local supermarkets in Le Boulou / Laroque des Alberes, everything is in easy reach.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### **Comum**

Quartos de dormir: 4  
Pés quadrados acabados: 250 m<sup>2</sup>

### **Room details**

Total rooms: 7

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.655.620



IMLIX

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