



CATALAN STONE MAS 44HA FOREST | 3 HOUSES
235M² | POOL | 6KM SEA | PERPIGNAN 30KM

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PROPERTY FACT FILE	
REFERENCE	A45874AHA66
PRICE	€ 790,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	235 m ²
LAND	440000 m ²
TOWN	Argelès-sur-Mer
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Land without CU, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Catalan stone mas, with origins dating back to 850
- three independent houses,
- 44 hectares of preserved woodland
- a truly secluded setting
- only 6 km drive from the Mediterranean Sea

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UNDER OFFER within 10 DAYS - A rare and authentic Catalan stone mas, with origins dating back to 850, offering a unique blend of history, character, and natural beauty. Set within 44 hectares of woodland and terraces, this exceptional estate comprises three independent houses, providing a total of approximately 235 m² of habitable space.

DESCRIPTION

Located within the Massane Forest Nature Reserve, this exceptional property enjoys a truly secluded setting, far from major roads and surrounded by untouched nature, while remaining only 6 km from the Mediterranean Sea and 30 km from Perpignan. A unique environment perfectly suited for nature lovers, outdoor pursuits, equestrian activities, a hunting lodge, or a peaceful weekend retreat.

Property description:

An authentic Catalan stone mas comprising three independent houses, set within 44 hectares of woodland, mainly composed of cork oak (chêne-liège) and holm oak (chêne vert). The estate offers a rare combination of history, privacy and natural beauty, with endless possibilities for family living, guest accommodation or leisure projects.

House 1 – Ground floor:

Living room with open kitchen area: 28 m²
Three bedrooms: 10 m², 12 m² and 12 m²
Shower room
Separate WC

House 2:

Ground floor living area with kitchen: 24 m²
Shower room: 5 m²
Separate WC
Two bedrooms: 11 m² and 17 m²
Upstairs bedroom: 16 m²

House 3:

Ground floor cave
Garage: 30 m²
Additional room: 23 m²
Shower room
Separate WC
Upstairs living room with kitchen: 18 m²
Room: 23 m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45874AHA66>

COMPLETE FILE AND PHOTO ON REQUEST

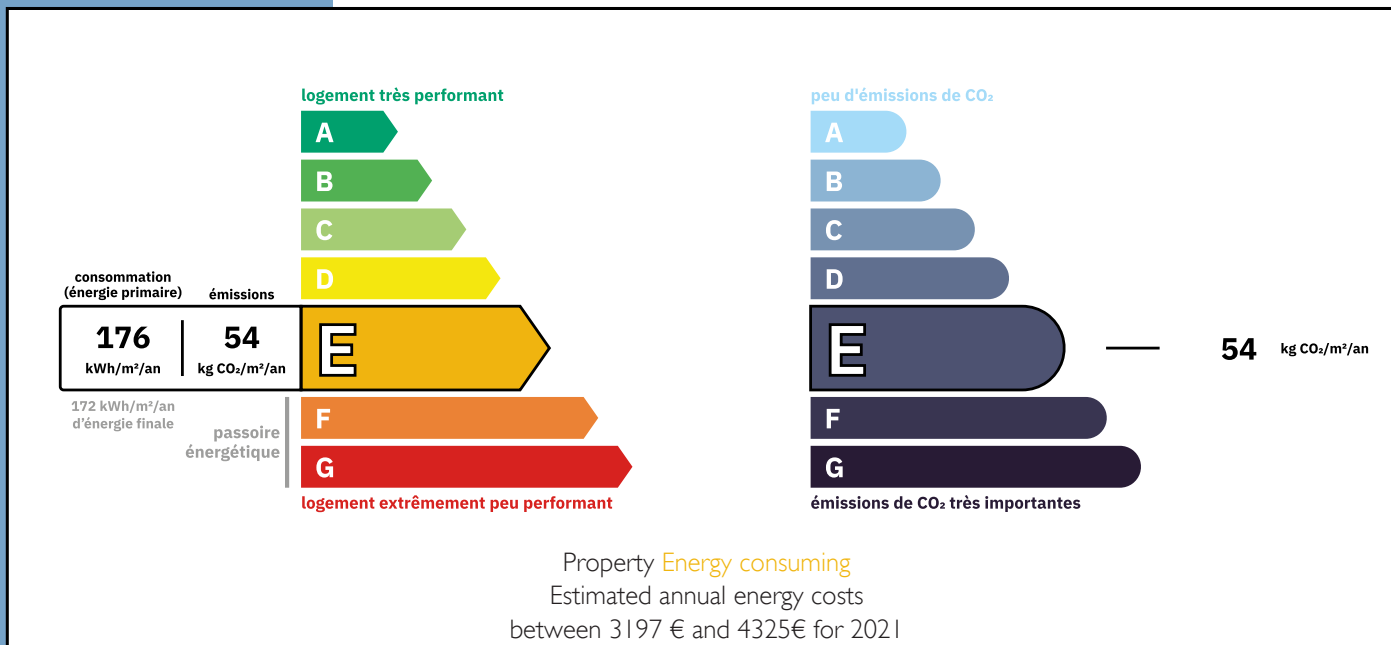


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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