



Catalan Mas with pool and 33 acres of woodland plus stunning views

Reference No: 388

Price Euros: 825,000

Area: Ceret

Town: Montferrer

Department: Pyrenees Orientales

Bedrooms: 3

Land Size m2: 140,000

Habitable space m2: 140

Full Description: 3 bedroom stone Mas with 13 hectares of land located between Arles-sur-Tech and Montferrer in the lovely Vallespir.

Renovated over the last twenty years with taste, quality fittings and attention to detail this house is one of the best examples of a country Mas currently available on the market. Every effort has been made by the owners to respect traditional building techniques while enabling a modern living standard; the wooden beams come from oak trees found on the property's own land while the pool house, workshop and extension have been entirely constructed out of stone blasted from the hillside next to the Mas.

The house boasts three double bedrooms, a large lounge/diner (40m²), modern kitchen and bathrooms, integrated workshop, a wine cellar and fabulous views of the surrounding countryside. The heated pool is large at 11m x 5m and surrounded by lawns and terraces with numerous outside eating spots. Set near the bottom of the valley, the 13 hectares (32.5 acres) is mostly composed of woodland set into the sloping valley side.

A wonderful home for nature lovers who do not wish to compromise on style and quality; isolated and yet just 5 minutes drive from the busy market town of Arles-sur-Tech and a further 15 minutes to popular Céret. Perpignan airport is a 45 minute drive. Girona airport across the border is also an easy drive and offers a wider range of

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destinations. Golf is available at the spectacular Falgos course just 20 minutes away while the ski-lifts are just over an hour away and there are countless tracks into the mountains for walking, riding and off-road picnics.

Property Features: Automatic Watering, BBQ, Cave à Vin, Fireplace, Heated Pool, Outside Lighting, Pool-House, Private Garden, Private Pool, Quality Fittings, Satellite TV, Tile Floors, Workshop

Nearby Amenities: Forest/Parkland, Golf Course, Local Shopping, Restaurants, River, Schools, Ski-ing (-2hrs)

View: Countryside, Garden, Hills, Pleasant, Rural, Woods

Heating: Electric, Underfloor



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