



Private Villa with Large Garden - Renovation Opportunity - 3km from the Beach

Reference No: 2711

Price Euros: 509,000

Area: Collioure

Town: Banyuls-sur-Mer

Department: Pyrenees Orientales

Bedrooms: 7

Land Size m²: 15,000

Habitable space m²: 300

Full Description: Located just 3.5km from the Mediterranean at Banyuls-sur-Mer and 2.5km to the Spanish border, this very private Domaine is a haven of peace and quiet, nestled in a south-facing valley whose sides are filled with AOC Collioure & Banyuls vines. The Domaine comprises five separate buildings in various stages of repair ranging from recently finished to a complete ruin (and the various steps in between).

Available for sale is one of the five buildings, a 224m² former garage and worker accommodation block that would transform well into two separate units or one large house; this property is at the northern edge of the cluster of buildings and benefits uninterrupted countryside views across its' own land (1.5 hectares / 3.75 acres) which comprises gently sloping meadow, woodland and a stream, the views are beautiful and the outlook very private.

In addition to the 224m² footprint of the property there is ample height within the property to install a mezzanine floor. Within the usable living space it should be possible to implement one 6-7 bedroom house or two 3 bedroom houses.

The property has its own septic tank and shares an 80 metre deep forage (bore hole) for fresh water, a second forage is planned. Electricity comes from a mains supply.

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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Property Features: Broadband / ADSL, Development Potential, Double Glazing, Fireplace, Forage, Large Rooms, Letting Potential, Pool Possible, Private Garden, Workshop

Nearby Amenities: Beaches, Fitness Center, Forest/Parkland, Golf Course, Local Shopping, Marina, Public Transport, Restaurants, Schools, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

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

Heating: Electric



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