



### **Renovated Farmhouse with Garden and Views - 3km to Village**

**Reference No:** 2258

**Price Euros:** 330,000

**Area:** Ile-sur-Tet

**Town:** Ile-sur-Tet

**Department:** Pyrenees Orientales

**Bedrooms:** 3

**Land Size m2:** 1,000

**Habitable space m2:** 120

**Full Description:** Recently renovated by quality craftsmen this original Mas has had the maximum of character features preserved while offering modern conveniences and a light, fresh feeling. Situated in the middle of the countryside and benefiting excellent views across orchards, the property is just 3km from a small town of 6,000 inhabitants with all the shops, bars and restaurants you could need.

The property offers a kitchen and open-plan lounge / dining room, 3 double bedrooms, bathroom with corner bath, shower and separate WC. Currently 130m2 of living space with a further 40m2 that could be easily renovated and incorporated into the main living area.

Outside there is parking for a number of vehicles plus 1,000m2 of gardens with plenty of scope for the installation of a swimming pool, tennis court etc.

**Property Features:** Broadband / ADSL, Development Potential, Exposed ceiling/roof beams, Exposed stone walls - exterior, Exposed stone walls - interior, Letting Potential, Outbuildings, Pool Possible, Private Garden, Terrace, Tile

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 06560, VALBONNE France - [www.RHF1.com](http://www.RHF1.com)

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

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Floors, Town water, Workshop

**Nearby Amenities:** Fitness Center, Forest/Parkland, Local Shopping, Medieval Village, Public Transport, Restaurants, River, Schools, Ski-ing (-2hrs), Sports Complex, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Weekly market

**View:** Countryside, Hills, Mount Canigou, Orchards, Pleasant, Rural

**Heating:** Electric



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