

Price on request

Contact agency

Laroca Immobilier

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For sale mas

11 rooms

Surface : 295 m²

Surface of the living : 60 m²

Surface of the land : 25267 m²

Year of construction : 1800

Exposition : Sud ouest

View : Panoramique

Hot water : Electrique

Inner condition : GOOD

External condition : renovated

Couverture : tiling

Features :

TERRACE, POOL, fireplace, double glazing,
air conditioning, CALM, well

6 bedroom

3 terraces

3 showers

3 WC

5 parkings

3 cellars

Document non contractuel



Mas 4001 Montbolo

Perched on a rocky outcrop above Amélie-les-Bains, this stunning fully renovated stone farmhouse enjoys an exceptional, peaceful setting with panoramic views. It is ideally located less than 10 minutes from all amenities and 25 minutes from Céret. Set on a plot of more than 2 hectares with a swimming pool and various vegetable gardens, this farmhouse of approximately 300m² is built over 3 levels with a separate guest house. In the main section, you'll enjoy a spacious 60m² living room with large bay windows offering breathtaking mountain views, direct access to a south-facing terrace, and a wood-burning stove that heats most of the house. At the back of the living room, you'll find the kitchen opening onto another terrace, a large pantry, and a separate toilet. On the same level, there are also two lovely bedrooms and a shower room with a toilet. Upstairs, there is a large master suite, two additional bedrooms, and a laundry room. Adjacent to the farmhouse, with completely independent access and a private terrace, this property includes a guest house featuring a charming eat-in kitchen, a living room, a bedroom, and a bathroom. The layout of the farmhouse also allows the guest house's capacity to be increased by providing access to three more bedrooms and an additional bathroom, while maintaining the privacy of the main area. A large cellar remains available for development. The house is self-sufficient in water thanks to a spring but is also connected to the town water supply. A recent generator is installed to

