



2 Bed House to Renovate for Sale in Saint-Arnac France



Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	https://esalesinternational.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 55,384.57

Standort

Land:	Frankreich
Postleitzahl:	66220
Veröffentlicht:	28.07.2026
Beschreibung:	

2 Bed House to Renovate for Sale in Saint-Arnac France

Esales Property ID: es5555142

12 Rue Pierre de Domanova

66220 Saint-Arnac, France

Charming 2-Bedroom Renovation Project in Saint-Arnac, Pyrenees-Orientales

Price: €48,000

Location: 12 Rue Pierre Domanova, Saint-Arnac 66220, Pyrenees-Orientales, France

Welcome to Your Dream French Escape

Nestled in the breathtaking Pyrenees-Orientales region of southern France, this authentic former village



winery presents a rare and exciting opportunity to create your ideal Mediterranean getaway, full-time residence, or lucrative holiday rental.

Located in the picturesque, peaceful village of Saint-Arnac, the property boasts stunning panoramic views of the Fenouilledes mountain range and the dramatic peaks of the Pyrenees. If you have ever dreamed of owning a traditional stone home in the sun-drenched South of France, this character-filled property is ready for you to bring it across the finish line.

Unbeatable Location & Lifestyle

Saint-Arnac offers the best of all worlds—tranquil village life paired with incredible proximity to mountains, sea, and international borders:

- * Mediterranean Coast: Just 45 minutes away, featuring beautiful sandy beaches, coastal promenades, and seaside dining.
- * Ski Resorts: Only 1 hour to world-class Pyrenean ski slopes, making this a true year-round destination.
- * Spanish Border: Reach Spain in just 1 hour and 40 minutes for weekend trips, tapas, and cultural excursions.

Whether you enjoy hiking, wine tasting, skiing, or soaking up the Mediterranean sun, this location offers an enviable lifestyle year-round.

The Property Layout

Originally a classic French winery, the building has already undergone structural transformation into a residential dwelling. With a 25 m2 footprint per floor, the home offers a cozy, manageable, and highly functional layout:

Ground Floor: Character & Open-Plan Living

- * Entrance & Living Space: Step through the entrance into an open-plan living area featuring exposed wooden beams and an eye-catching, newly pointed feature stone wall complete with fitted wall lighting.
- * Kitchen Area: A raised kitchen zone is already defined and waiting for your choice of cabinetry and finishes.
- * Staircase: An open staircase leads up to the second floor, maintaining an airy, spacious feel throughout the ground level.

First Floor: Bedrooms & Bathroom

- * Master Bedroom: A generous double room with extra-high ceilings designed to accommodate a mezzanine level, offering the potential to easily create additional sleeping quarters or storage.
- * Second Bedroom: A cozy single room, ideal for guests, a child's room, or a dedicated home office.
- * Bathroom: A dedicated bathroom space featuring a pre-installed hot water tank, ready for your choice of sanitaryware and bath/shower suite.



Crucial Heavy Lifting Already Completed!

The most expensive and complex groundwork has already been professionally managed, giving you total peace of mind:

- * Brand New Roof: Fully installed, providing complete structural security.
- * Brand New Electrics: Rewired throughout, complete with all official compliance certificates.
- * Utilities Connected: Connected to brand new mains drainage, fresh water supply, and electricity.
- * Clean Health Check: Full diagnostic inspections completed with all-clear certificates for termites, lead, and asbestos.

Finish It Your Way

The remaining work is largely cosmetic, allowing you to personalize the home to your exact taste and budget:

- * Replacing the front door.
- * Laying your preferred floor tiling downstairs and upstairs.
- * Installing kitchen units and bathroom fixtures.
- * A touch of plaster pointing in select areas.

With just a little hands-on effort or a small trade budget, this historic conversion will easily transform into a stunning holiday cottage or a cozy permanent home.

Contact Information

Offered at an exceptional price of €48,000, properties with this level of structural preparation in the South of France rarely stay on the market long. (Note: Only two photos are currently available, but further details can be provided upon request.)

Interested in making this French retreat your own? Get in touch today for more information!

ABOUT THE AREA

Nestled in the picturesque Agly Valley within the Pyrenees-Orientales department of southern France, Saint-Arnac is a tranquil rural commune steeped in rich Mediterranean history. Historically known in Occitan as Centernach, the village's origins trace back to medieval records as early as the 9th century. By the 12th century, it was established as a strategic outpost for the Knights Templar, who cultivated the surrounding fertile lands for grain and olive oil. Today, this deep-rooted past is reflected in the town's traditional stone architecture and narrow, winding streets that showcase classic French countryside charm.

Geographically, Saint-Arnac benefits from an enviable position in the heart of the historic Fenouilledes region. Perched at an elevated vantage point, the village provides sweeping panoramic views of the rugged Fenouilledes landscape and the dramatic, rising peaks of the Pyrenees. It sits just a short drive from the Mediterranean coast with its sandy beaches, while remaining equally convenient to high-altitude



Pyrenean ski resorts. This unique dual proximity makes the surrounding area a true year-round destination for both sun-seekers and outdoor enthusiasts.

The culture and economy of Saint-Arnac are deeply tied to the land, particularly its vibrant winemaking heritage. Surrounding the village are rolling hills covered in garrigue scrubland, ancient olive groves, and terraced vineyards that contribute to the renowned Cotes du Roussillon and Maury wine appellations. Life in Saint-Arnac revolves around a peaceful, slow-paced Mediterranean rhythm, where local agricultural traditions are preserved alongside a close-knit community spirit.

Beyond the village itself, the area surrounding Saint-Arnac is a haven for outdoor recreation and historical exploration. A short distance away lie famous Cathar fortresses like the Castles of Queribus and Peyrepertuse, perched dramatically on rocky crags. Nearby trails lead hikers through mountain gorges and past historical landmarks, including the notable Roman aqueduct in neighboring Ansignan. Whether exploring ancient ruins, hiking the Pyrenean foothills, or tasting local wines, Saint-Arnac offers an authentic slice of southern French life.

MAiN FEATURES:

- * 50m2 of living space
- * 2 Bedrooms
- * 1 Bathroom
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Pyrenees-Orientales France fast online

Vermietet: Ja

Allgemein

Schlafzimmer:	2
Fertige m ² :	50 m ²
Grundstücksgröße:	50 m ²

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.768.160



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