



Excellent 6 Bed House For Sale In Le Tech



Informazioni sull'Agente

Nome:	Niall Madden
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Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 191,314.38

Posizione

Nazione:	France
Indirizzo:	Route Royale
Cap:	66230
Pubblicato:	27/05/2025
Descrizione:	Excellent 6 Bed House For Sale In Le Tech France

Esales Property ID: es5554629

Property Location

6 Route Royale
Le Tech
Languedoc Rousillon
66230
France

Property Details

A Grand Opportunity: Sanglier Lodge – A Historic Stone House Awaiting Restoration in the French Pyrenees



Nestled in the tiny, picturesque village of Le Tech, in the heart of the French Pyrenees and mere moments from the Spanish border, lies Sanglier Lodge. This magnificent 18th-century house, once a thriving lodge and family home, presents a truly unique and significant opportunity for the discerning buyer. While it requires a visionary touch and some investment, its robust original structure, immense character, and idyllic location at the foot of the majestic Mount Canigou, with the Tech River serenely bubbling just 50 meters from its door, promise an extraordinary transformation. This is more than just a property; it's a chance to breathe new life into a grand historical residence and create a bespoke haven in one of France's most breathtaking natural landscapes.

A Glimpse into its Grand Past: Spacious Layout and Extensive Facilities

Sanglier Lodge was historically designed for comfort and hospitality, evident in its impressive scale and thoughtful layout. Encompassing a generous living space, it comfortably accommodated large groups, boasting six spacious double bedrooms and five well-appointed bathrooms, complemented by six individual WCs for ultimate convenience. The heart of the home features an expansive 60-square-meter sitting room, providing ample space for relaxation, social gatherings, or simply unwinding by a crackling fire in the cooler months. An additional recreation room offered further versatility, perfect for games, a home cinema, or a dedicated creative space.

The practicalities of a large home were also well considered, with a large kitchen that was once fully equipped for catering to numerous guests, alongside dedicated laundry facilities. The underlying infrastructure, including the plumbing and electrics, are noted to be of a high standard, indicating a solid foundation for any future renovation work.

The outdoor amenities further enhanced the lodge's appeal. The property boasts three terraced gardens, offering distinct zones for relaxation, dining, or cultivating a Mediterranean landscape. A child-safe swimming pool, measuring a generous 5 x 9 meters, provided a refreshing oasis during the warm Pyrenean summers. For entertainment and recreation, there was a dedicated barbecue area, along with facilities for darts, basketball, and badminton. Furthermore, a nearby tennis court was available, offering even more options for active pursuits within the village setting. This extensive array of features points to the immense potential for creating a magnificent private residence or even re-establishing it as a high-end guesthouse or retreat.

Understanding the Opportunity: A Property with Potential, Not Perfection

It is crucial to understand that while the preceding description highlights Sanglier Lodge's past glory and inherent potential, the property is not currently in that pristine condition. The detailed account was penned when the house was operating as a thriving lodge. Subsequently, the property faced an unfortunate situation involving a tenant who became a squatter, resulting in the theft of much of the furniture and unpaid rent.

Consequently, the house is being sold at a price that reflects its current state and its need for investment. While the fundamental structure of the building is sound, it now requires significant refurbishment and renovation. This presents a unique opportunity for a buyer with vision and resources. This isn't a turn-key



property, but rather a canvas awaiting artistic and practical revitalization. The renovation will allow the new owner to imprint their own style and modern comforts while preserving the authentic character of this 18th-century gem. The price allows for the necessary investment to return this magnificent house to its former splendor and beyond.

The Enchanting Village of Le Tech and Its Surroundings

Le Tech is more than just a location; it's an experience. This small, authentic village is nestled in the heart of the Vallespir comarca, a region renowned for its deep valleys, lush forests, and the dramatic backdrop of the Pyrenees. Its name is derived from the Tech River, which gently flows nearby, adding to the tranquil ambiance. The village itself is a cluster of traditional stone houses, emanating an old-world charm that transports you away from the hustle and bustle of modern life.

The surrounding area is a paradise for outdoor enthusiasts. At the foot of Mount Canigou, a sacred mountain in Catalan culture, Le Tech offers direct access to countless hiking trails that wind through breathtaking landscapes, leading to hidden waterfalls, ancient chapels, and panoramic viewpoints. Cycling is another popular activity, with routes catering to all levels, from leisurely rides along the valley to challenging climbs. The clean, fresh air and unspoiled nature are truly invigorating.

Despite its serene isolation, Le Tech is well-connected to the wider Pyrénées-Orientales region and just a stone's throw from the Spanish border, offering easy access to both French and Spanish Catalan cultures. The vibrant town of Céret, famous for its cherry orchards and its association with legendary artists like Picasso and Matisse, is a short drive away, providing a broader range of amenities, shops, and cultural events. The spa town of Amélie-les-Bains-Palalda is also nearby, offering therapeutic waters and further conveniences.

Accessibility and Investment Potential

For international buyers, Le Tech is surprisingly accessible. The nearest major airport is Perpignan-Rivesaltes Airport (PGF), located approximately 45 kilometers to the east. This regional airport offers convenient flights to various European cities, particularly during the peak seasons. For a wider array of international connections, options include Girona-Costa Brava Airport (GRO) in Spain, about 60 kilometers to the south, and the larger Barcelona-El Prat Airport (BCN), approximately 130 kilometers away, providing extensive global routes. While a car is highly recommended for navigating the stunning mountainous terrain and exploring the region at leisure, the proximity to these airports makes Le Tech an achievable dream for international buyers.

The sale of Sanglier Lodge represents an incredible opportunity to acquire a substantial historic property in a highly desirable, yet still authentic, part of France. The investment required for renovation will be offset by the advantageous purchase price, allowing the new owner to not only restore a beautiful piece of architectural heritage but also to create a personalized haven or a lucrative guesthouse in a location that offers both tranquility and adventure. This is a chance to not just buy a house, but to embark on a remarkable journey of transformation and immerse oneself in the unique charm of the French Pyrenees.

Are you ready to unlock the potential of Sanglier Lodge and bring this magnificent 18th-century house



back to life?

2nd property for sale – For sale is a 76 sq m apartment on the top floor of a three-unit building at 15 Rue Pierre le Franc, Perpignan 66000. Located conveniently near the train station and a short walk from the city centre, this property offers two bedrooms, a kitchen, one bathroom (with potential for a second), and a sitting room. It also includes an attic of the same footprint, perfect for extra storage or creating a mezzanine, and benefits from windows on both sides.

The apartment is offered as a renovation project as the previous owner's work commitments led them to leave it unfinished. It comes unfurnished, though some personal items remain in the attic, and while the roof is sound, a wall fissure needs repair. Priced at just €60,000, with an estimated similar sum required for renovation, it presents a significant investment opportunity. For those interested in both this apartment and Sanglier Lodge in Le Tech, a combined deal for €200,000 is available. Access for viewings can be arranged directly through an Irish estate agent in Perpignan who holds the key.

ABOUT THE AREA

Le Tech is a small, picturesque commune nestled in the Pyrénées-Orientales department of southern France, within the historical Vallespir comarca. This charming village derives its name from the Tech River, which flows through the valley, defining much of the local landscape. Far from the bustling coastal resorts, Le Tech offers a tranquil immersion into authentic Catalan culture and the breathtaking natural beauty of the Pyrenees foothills. With a population of around 100 inhabitants, it's a place where time seems to slow down, allowing for a deep appreciation of the serene surroundings and traditional way of life. The village is characterized by its stone houses, often clustered along the main road, and offers stunning views of the surrounding mountains, including the majestic Canigou massif.

The geography of Le Tech is truly remarkable, with elevations ranging dramatically from 420 meters to over 2,700 meters above sea level, showcasing a diverse terrain of deep valleys, verdant forests, and rugged mountain peaks. This dramatic landscape makes it a paradise for outdoor enthusiasts. Hikers can explore a myriad of trails that wind through the mountains, leading to hidden waterfalls, ancient hermitages like St. Guillem of Combret, and breathtaking panoramic viewpoints. The area is also popular for cycling, with challenging routes for serious riders and more gentle paths for leisurely exploration. The Tech River itself, with its source high in the Pyrenees, offers opportunities for refreshing dips in its clear waters during the warmer months, contributing to the area's natural allure.

Despite its tranquil setting, Le Tech is well-integrated into the wider region, benefiting from its proximity to larger towns and the Spanish border. It's part of the Haut Vallespir intercommunality, maintaining close ties with neighboring communes. Culturally, Le Tech is deeply rooted in Catalan traditions, evident in its local festivals and cuisine. The nearby town of Céret, famous for its cherry orchards and as a former haunt of artists like Picasso and Matisse, is a short drive away and offers a broader range of shops, restaurants, and cultural events. Amélie-les-Bains-Palalda, a popular spa town, is also easily accessible, providing therapeutic waters and additional amenities.



For international visitors, accessing Le Tech is relatively straightforward, with several airports within a reasonable driving distance. The nearest major airport is Perpignan-Rivesaltes Airport (PGF), located approximately 45 kilometers to the east. This airport offers flights to various European cities, particularly during the peak tourist season. Other convenient options include Girona-Costa Brava Airport (GRO) in Spain, about 60 kilometers to the south, and Barcelona-El Prat Airport (BCN), a larger international hub approximately 130 kilometers away, providing extensive global connections. While a car is highly recommended for exploring the region around Le Tech, bus services connect the village to larger towns, allowing for a blend of rural tranquility and accessible travel.

MAIN FEATURES:

- * 200m² of living space
- * 550m² plot
- * 6 Bedrooms
- * 5 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Private Pool
- * 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

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Comune

Camere da letto:	6
Bagni:	5
Finito piedi quadrati:	200 mq

Rental details

Furnished:	No
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Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL:	https://www.youtube.com/embed/03GSC61pbw4
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Contact information

IMLIX ID:	IX6.980.126
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