

Historic Water Mill from 1610, renovated to provide main house and apartment, pool, garage, cave; 3km to SEA

EXCLUSIVE



## INFORMATION

Town:	Villelongue-de-la-Salanque
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	687 m2

## IN BRIEF

A piece of local heritage and a truly unique property, this former water mill dating back to 1610 stands out for its exceptional character.

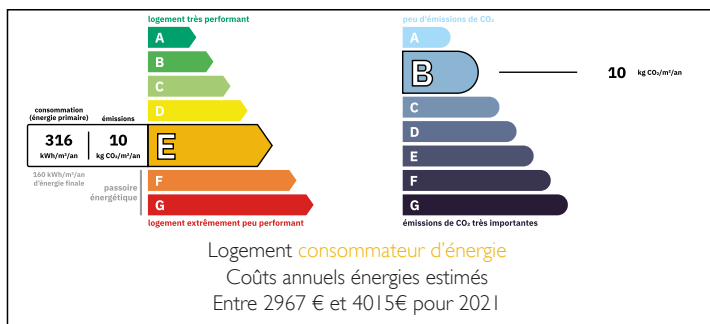
Located on the edge of a lively village in a semi-rural setting, it enjoys a prime location just 3 km from the sea via a cycle path and only 8 km from Perpignan with airport and TGV train station.

Fully renovated, the mill offers a main house with 134m<sup>2</sup> of living space, comprising two reception rooms, a kitchen, two bedrooms, a bathroom, and an office. A self-contained one-bedroom apartment (T2) of 46m<sup>2</sup> loi carrez (currently rented) completes the property.

A garage, cellar/basement, swimming pool, and a beautifully planted garden add to the charm of this remarkable home.



## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière:	2200 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Just a short distance from the village centre, this property enjoys easy access to all local amenities and services. A bus stop is just a 3-minute walk away, with regular routes to Perpignan and Sainte-Marie-la-Mer. The dedicated cycle path provides direct access to the beaches (3 km) and Perpignan (8 km).

Set in a semi-rural environment on the edge of the village, the property sits on a quiet residential road that leads into open agricultural land.

This historic water mill, part of the local heritage and dating back to 1610, has been fully and thoughtfully renovated by the current owner to create a distinctive and comfortable home.

### Main House

#### Ground Floor:

Entrance hallway (9 m<sup>2</sup>) with a charming original bread oven feature

Spacious lounge (30 m<sup>2</sup>) with original millstones on display and a wood-burning stove

Fitted and equipped kitchen (11 m<sup>2</sup>) accessed by a few steps up

Dining area/veranda (24 m<sup>2</sup>) with direct access to the rear garden

Garage (30 m<sup>2</sup>) with utility area and WC

#### First Floor:

Open-plan mezzanine lounge or office space (26 m<sup>2</sup>) with double-height ceiling — with potential to connect to the apartment if desired

Bathroom (6 m<sup>2</sup>) with bathtub, WC, and sink

Bedroom 1 (10 m<sup>2</sup>)

Bedroom 2 (10 m<sup>2</sup>) with access to a spacious roof terrace

Independent Apartment : 1 bedroom with possibility to make 2 bedroom

With separate electricity meter

Stairs lead to an open-plan living space (35 m<sup>2</sup>) with corner kitchen, wood burner, and exposed beams