

Detached 200m2 Villa on a spacious, landscaped private plot with a pool, summer kitchen, and storage. 3km sea



INFORMATION

Town:	Villelongue-de-la-Salanque
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	2000 m2

IN BRIEF

Beautiful 4–6 Bedroom Villa with Studio, Pool & Summer Kitchen – Near Perpignan & Beaches

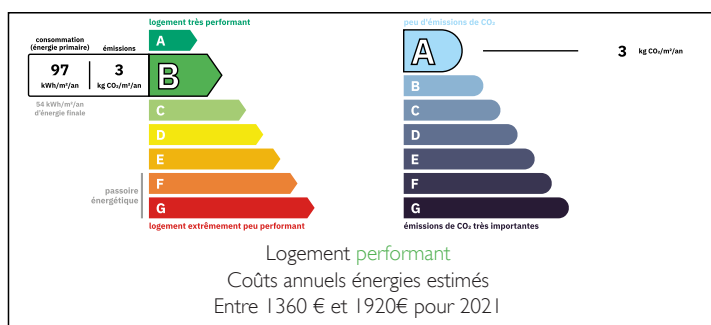
Located in the heart of a vibrant village, this charming 200 m² villa offers space, privacy, and convenience. Set on a secluded 2000 m² landscaped plot, the home features bright, open-plan living areas, 4 ground-floor bedrooms, 2 bathrooms, and 2 versatile mezzanine rooms ideal for additional bedrooms or office space.

A separate 26 m² studio/workshop/hobby room provides great potential for guests or creative use, complemented by a summer kitchen, sunny terrace, and private pool – perfect for relaxed outdoor living. Ample parking included.

Just 10 minutes from Perpignan (airport & TGV) and only 3 km from sandy beaches via a scenic cycle path. The village offers all amenities and regular



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: 2547 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming Villa with Pool, Studio/Workshop and Mature Gardens in Villelongue de la Salanque

Located on a quiet residential street just a short walk from the village centre, this spacious family home offers a peaceful setting with all amenities close by. The vibrant village of Villelongue de la Salanque provides shops, schools, a medical centre, dentist, and regular public transport.

Property features:

Ground Floor

Large, light-filled covered veranda (41 m²) with wood-burning stove, exposed beams and a warm, inviting atmosphere

Open-plan fitted and equipped kitchen (9 m²) leading to

Dining area (15 m²)

Rear kitchen with pantry and laundry area (9 m²)

Lounge (30 m²) with cathedral ceiling, open fireplace, and access to the mezzanine level

3 double bedrooms (12 m²) with built-in storage

1 bedroom (8 m²) with mezzanine area

Shower room with WC

Family bathroom (6 m²)

Separate WC

Mezzanine Level

2 additional rooms (each 9 m²), perfect as extra bedrooms, home office or hobby space