

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

EXCLUSIVE



INFORMATION

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

IN BRIEF

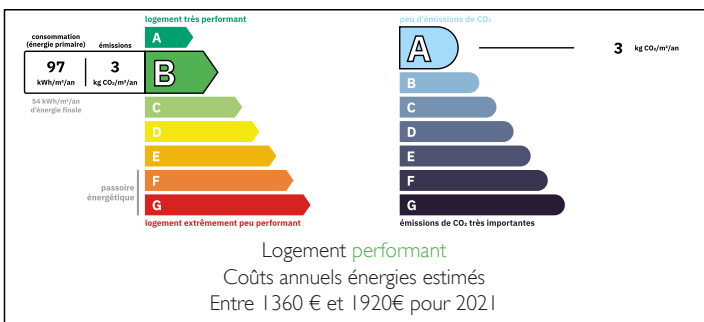
Beautiful 4–6 Bedroom Villa with Studio, Pool & Summer Kitchen – Near Perpignan & Beaches

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



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



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

LOCAL TAXES

Taxe foncière: 2547 EUR

Taxe habitation: EUR

NOTES