

Ref: A38061AHA66

Price: 399 000 EUR

agency fees to be paid by the seller

Fisherman's cottage with lagoon view, private terrace and parking. Just 400m from the sea - full of charm!



# INFORMATION

Town: Le Barcarès

Department: Pyrénées-Orientales

Bed: 2

Bath:

Floor: 90 m2

Plot Size: 112 m2





# IN BRIEF

Charming Fisherman's Cottage in Le Barcarès - Cap de Front

Super cute and fully renovated fisherman's cottage of around 90 m² usable space (76m2 habitable) in the heart of Le Barcarès, a seaside town on the Mediterranean coast of southern France. This beautifully updated home offers 2 comfortable bedrooms (one on ground floor), a modern bathroom, and an open-plan living area that's perfect for relaxing or entertaining.





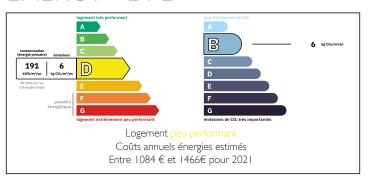
Enjoy plenty of built-in storage, a private terrace, and a balcony with stunning lagoon views. In addition, you'll have use of an adjacent outdoor space.





Nestled between the sea and the lagoon, Le Barcarès is known for its authentic charm, vibrant summer festivals, local markets, and proximity to beaches, cycling paths, and the lively marina. With its mild climate and laid-back atmosphere, this is a

**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.





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## LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

Renovated Fisherman's Cottage with Lagoon Views – Le Barcarès

Located in a residential street of similar homes, this charming property is just steps from the beach, cafés, shops, and local amenities in Le Barcarès.

Originally built in the 1970s as a fisherman's cottage, the house has been fully renovated and now offers around 90 m² of usable space (76 m² habitable) over two levels, with stunning views of the lagoon and towards the Canigou mountain range

- pontoon close by (reserved for occupiers the cottages)
- small beach at lake 100m from the house
- no co-property charges

#### **Ground Floor**

Entrance hall (3 m<sup>2</sup>) with built-in storage

Open-plan living room (26 m²) with insert wood

burner and direct access to the terrace

Fitted galley kitchen (6 m²), fully equipped

Bedroom I (12 m²) with mezzanine storage

Bathroom (9 m²) with bathtub, shower over, sink,

and WC

Storage/laundry room (4 m²)

First Floor

Parquet flooring throughout

Bedroom 2 (13 m²) with access to balcony and

lagoon views

Dressing room or small office (6 m<sup>2</sup>)

Balcony with space for table and chairs, plus sun loungers

Exterior

Walled and tiled terrace (~30 m²) with sail shades Use of adjacent garden area

Outdoor shower

Private parking

### Additional Features

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