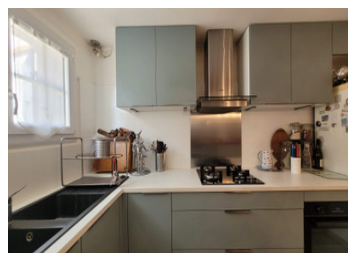
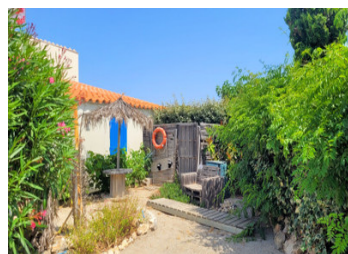
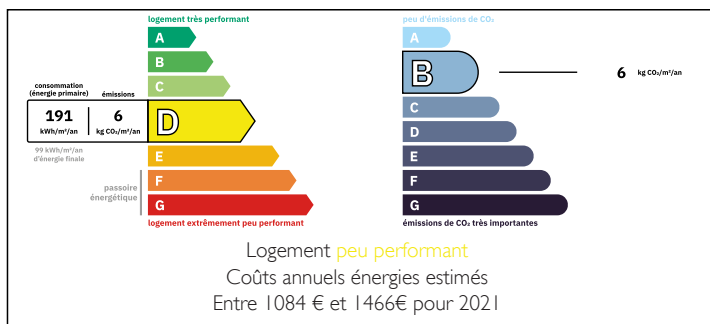


Fisherman's cottage with lagoon view, private terrace and parking. Just 400m from the sea – full of charm!

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Le Barcarès
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	112 m2

IN BRIEF

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

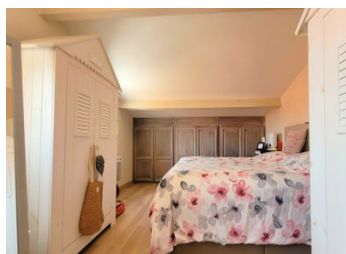
Super cute and fully renovated fisherman's cottage of around 90 m² usable space (76m2 habitable) in the heart of Le Barcarès, a seaside town on the Mediterranean coast of southern France. This beautifully updated home offers 2 comfortable bedrooms (one on ground floor), a modern bathroom, and an open-plan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

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

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

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

Ground Floor

Entrance hall (3 m²) 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 1 (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 m²)
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

NOTES