



DESCRIPTION

Renovated Stone House – Two Independent Spaces
– Ideal for Main Residence + Rental or Professional Use

Villelongue-de-la-Salanque is a lively village in the Pyrénées-Orientales, offering a peaceful lifestyle while being very well connected. Only 3 km from the Mediterranean beaches and 8 km from Perpignan, it provides quick access to the sea, the city, the TGV train station, and the airport. The village combines typical southern charm with proximity to all amenities.

This fully renovated stone house (some works carried out in 2024) is set in a quiet environment close to local services. A rare property, it features two independent levels, offering multiple possibilities: main residence + rental, shared living, or a combination of living space and professional workspace.

Ground Floor:

Modern studio with a bright living area

Open-plan solid wood kitchen

Contemporary bathroom with WC

Large 35 m² garage with strong potential for conversion (bedroom, office, workshop, or additional living space)

Upper Floor:

Industrial-style loft 63m² plus mezzanine

Chestnut flooring and exposed metal structure

Modern bathroom

Separate WC

Independent access from the ground floor

Renovations completed:

Roof replaced

Enhanced insulation

New electricity and plumbing

Installed air conditioning system

LOCAL TAXES

Taxe foncière: **953 EUR**

Taxe habitation: **EUR**

NOTES