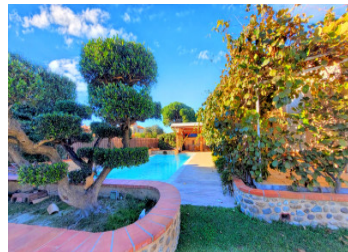


Beautiful 4-bedroom home with infinity pool, double garage and high-end features, near Perpignan and the sea



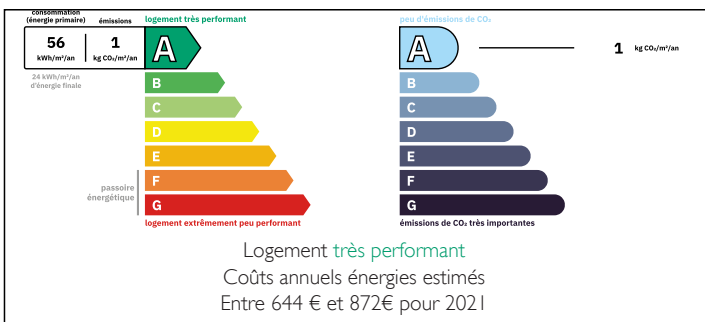
INFORMATION

Town:	Villelongue-de-la-Salanque
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	130 m ²
Plot Size:	988 m ²

IN BRIEF

Beautiful house in a peaceful setting in Villelongue-de-la-Salanque, just minutes from Perpignan and the Mediterranean beaches. Built in 2000, this well-maintained home offers bright, spacious living with quality features. The ground floor includes an entrance hall, large living/dining room, fully equipped oak kitchen, laundry, WC, double garage, and a guest room or office with ensuite shower. Upstairs are three bedrooms (one with dressing), a bathroom, and converted attic space ideal for an office or extra bedroom, plus potential for a sauna. Outside, enjoy a 12x5m heated infinity pool with counter-current, pool house, summer kitchen, shaded terrace with kiwi vines, vegetable garden, and a fully fenced, landscaped plot of 988m² with parking. Equipped with double glazing, electric shutters, heat pump, thermodynamic water heater, and underfloor heating/cooling. Perfectly located between Perpignan and Canet-en-Roussillon for a serene yet convenient

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

Beautiful House in a Peaceful Setting in Villelongue-de-la-Salanque

Located in the heart of the charming village of Villelongue-de-la-Salanque, this lovely home will win you over with its pleasant living environment and quality features. Just a few minutes from Perpignan and the Mediterranean beaches, it enjoys an ideal location between the sea and the countryside, in a typical Roussillon village known for its friendly atmosphere, local shops, and lively ambiance.

The house, built in 2000, is perfectly maintained and offers generous living spaces as well as beautiful natural light.

The ground floor includes:

Entrance with built-in closet

Spacious and bright living/dining room of 31 m²

Separate kitchen of 13 m², fully equipped with high-quality materials and solid oak cabinetry

Laundry room

Separate WC

Double garage

Bedroom or office of 9 m² with private shower room and WC

Large cellar space of 80 m² with storage

The half-level features:

Three bedrooms (13 m², 14 m², 16 m²), one of which includes a dressing room

Bathroom with shower, double sink, and WC

LOCAL TAXES

Taxe foncière: 1815 EUR

Taxe habitation: EUR

NOTES