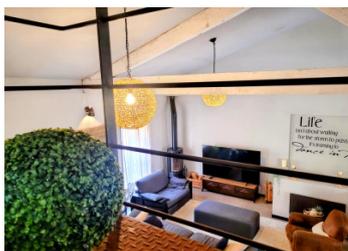


Architect Style Renovated 4 Bedroom Home with Sunny Terrace, Garage & Flexible Studio Space, 15 min Beaches



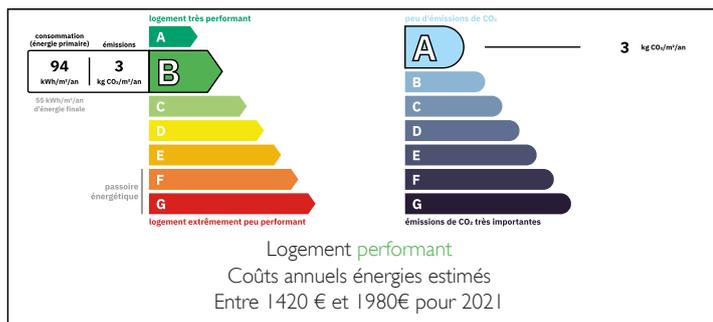
INFORMATION

Town:	Cabestany
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	230 m ²
Plot Size:	30 m ²

IN BRIEF

Located in the centre of Cabestany on a quiet residential street, close to shops, medical facilities and public transport, this unique early-1900s property offers 230m² of living space plus a vast 50m² garage. Fully renovated with meticulous attention to detail and premium materials, it blends preserved character with a strikingly modern, designer aesthetic. The heart of the home is a stunning open-plan living area with exposed beams, double-height ceilings and a sunny terrace, creating an exceptional sense of volume and light. The property offers up to four bedrooms, including a master suite with bathroom and dressing room, as well as an independent ground-floor space with bathroom — ideal for a professional office, studio or home cinema. A rare, contemporary and atypical property, perfectly suited for a modern lifestyle, whether as a main residence or a second home.

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

Cabestany is a charming small town adjacent to Perpignan, offering the perfect balance between Mediterranean lifestyle and everyday convenience. With an international airport and TGV station close by, and the nearest beaches just a 15-minute drive away, it is ideally placed for those who value freedom, travel and sunshine living. Lively yet relaxed, the town provides all commerces, medical facilities and regular public transport, along with a friendly, creative spirit that appeals to those seeking an authentic, community-oriented environment.

The house is set on a quiet residential street in the town centre and offers:

Entrance via a bespoke handcrafted metal gate, setting the tone for the property's unique, artisan character.

LOCAL TAXES

Taxe foncière: 1983 EUR

Taxe habitation: EUR

GROUND FLOOR

Spacious hallway with a feature glazed panel
Independent ground-floor space of approx. 70 m², currently used as a home office and cinema, with bathroom and a hidden storage room — ideal for creative projects, remote working or guest accommodation

A striking feature tree that grows up the side of the house toward the terrace, adding a natural, organic touch

Laundry room

Garage with remote-access doors, approx. 50 m², with space for two vehicles

FIRST FLOOR

Open-plan living area with double-height ceilings, wood burner, exposed beams and large windows — a bright, soulful space perfect for gathering, relaxing and entertaining

Fully fitted and equipped kitchen

South-facing terrace of approx. 30 m² with seating area — a sunny outdoor oasis for slow mornings

NOTES