





## DESCRIPTION

Saint-Laurent-de-la-Salanque is a lively Catalan town located just 5 km from the beaches of Le Barcarès. It is about 15 minutes from Perpignan, offering easy access to the city while maintaining a relaxed coastal lifestyle. The town has a good range of shops, services, and amenities, along with a popular weekly market and regular local events, making it a convenient and active place to live year-round.

This beautifully renovated townhouse, originally the former Gendarmerie à cheval building, retains its original character features while offering all modern comforts, and is fully move-in ready.

Ground floor

Spacious entrance with storage (4 m<sup>2</sup>)

Office (9 m<sup>2</sup>)

Garage (40 m<sup>2</sup>) with resin flooring

WC with wash basin and urinal

Large open-plan living area (70 m<sup>2</sup>) including fully fitted and equipped kitchen with island and seating, dining area, lounge space and integrated sound system

First floor

Traditional staircase leading to open landing

2 bedrooms (17 m<sup>2</sup> and 16 m<sup>2</sup>)

Family bathroom

WC

Master bedroom suite (15 m<sup>2</sup>) with air con and 4 m<sup>2</sup> shower room

Storage room (6 m<sup>2</sup>)

Interconnecting suite comprising lounge (18 m<sup>2</sup>), bedroom (18 m<sup>2</sup>), shower room and dressing room

Outside

Private, intimate garden not overlooked

Plunge pool

Terrace and covered terrace

Storage shed

Side access

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES