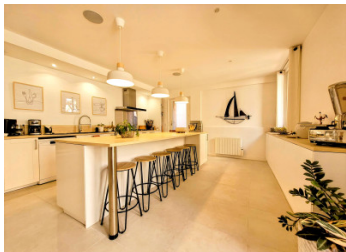


Character Town House, 4 bedrooms, plunge pool, garden, garage, fully renovated, spacious. 5km to the sea



INFORMATION

Town:	Saint-Laurent-de-la-Salanque
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	235 m ²
Plot Size:	258 m ²



IN BRIEF

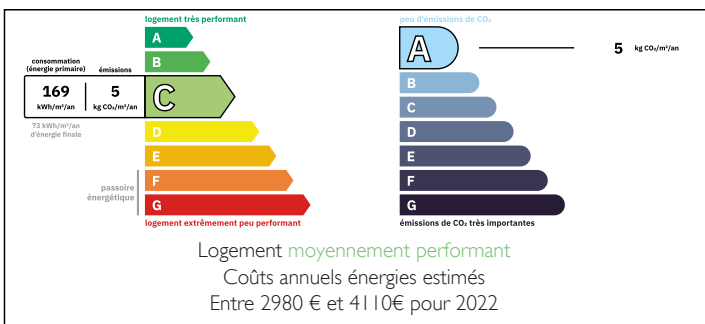
Located in the center of Saint-Laurent-de-la-Salanque, just minutes from the beaches and close to Perpignan.

This characterful three-sided house offers 235 m² of living space with generous volumes throughout. The property features a stylish open-plan living area with clean lines, including a comfortable lounge, dining space, and a fully fitted and equipped modern kitchen, combining functionality and design. A study and a WC complete the ground floor.

Upstairs, there are 4 bedrooms, two of which have their own en-suite bathrooms, along with an additional independent bathroom, a separate WC, and a second living area (with potential to create a large master suite), making it ideal for family living.

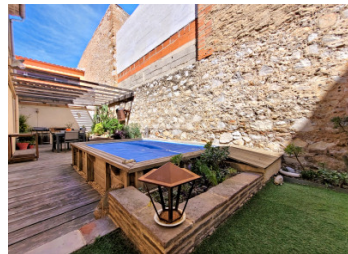
Fully renovated with care, the house combines original charm with modern comfort.

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

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 m²)

Office (9 m²)

Garage (40 m²) with resin flooring

WC with wash basin and urinal

Large open-plan living area (70 m²) 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 m² and 16 m²)

Family bathroom

WC

Master bedroom suite (15 m²) with air con and 4 m² shower room

Storage room (6 m²)

Interconnecting suite comprising lounge (18 m²), bedroom (18 m²), 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