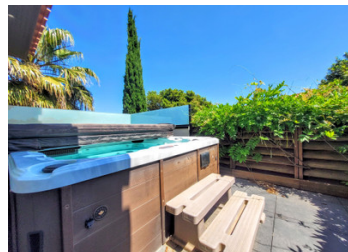


Contemporary villa 5 km from the sea with pool, cathedral lounge and quality features



INFORMATION

Town:	Villelongue-de-la-Salanque
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	124 m ²
Plot Size:	540 m ²

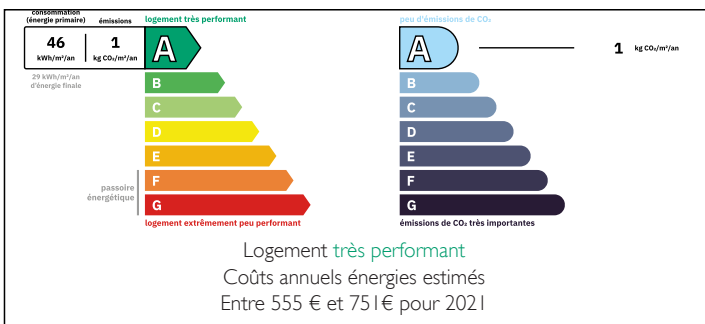
IN BRIEF

Contemporary 3-sided villa offering 125 m² of living space on a landscaped 540 m² plot, set in a quiet residential area just 5 km from the beaches, with shops, schools and amenities nearby, as well as a direct cycle path to the beach and Perpignan.

The house features a bright 50 m² open-plan living area with cathedral ceiling, double-height volume and full-height glass panelling overlooking the upstairs gallery landing, creating a stylish and light-filled lounge space centred around the wood-burning stove.

The layout includes 4 bedrooms, including a 25 m² master suite with dressing room, bathroom and access to a private jacuzzi terrace. Outside, the property benefits from a swimming pool, summer kitchen, terrace, landscaped Mediterranean garden and garage.

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

Located in Villelongue-de-la-Salanque, a sought-after village offering a great lifestyle between the countryside and the sea, this contemporary home is set in a quiet and modern residential area. The village offers shops, schools and everyday amenities close by, while the beaches are only 5 km away. A direct cycle path also provides easy access to both the coast and Perpignan.

This three-sided detached property offers 125 m² of living space on a fully enclosed 540 m² plot. The house combines contemporary design, character, generous volumes and excellent energy efficiency.

The main feature of the home is the impressive 50 m² living area with cathedral ceiling, double-height volume and full-height glass panelling that floods the space with natural light, especially from the upstairs gallery landing. The overall feel is modern yet warm, with a bright lounge area centred around the wood-burning stove.

Layout:

Ground floor:

Entrance hall with storage

Open-plan living room / kitchen – 50 m²

Direct access to the terrace, summer kitchen and swimming pool

Bedroom – 12 m² (or office)

Separate WC

Garage – 18 m²

First floor:

Bedroom – 12 m²

Bedroom – 12 m²

Master suite – 25 m² including dressing room and bathroom, with access to the jacuzzi terrace

Bathroom – 4 m² with shower

Landing / hallway – 6 m²

Separate WC

LOCAL TAXES

Taxe foncière:

1800 EUR

NOTES