LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36135AHA66 Price: 399 000 EUR

agency fees to be paid by the seller

**Renovated 1610 character property with pool, independent apartment and garage, around 5 km from the beach**















## INFORMATION

| | |
|---|---|
| Town: | Villelongue-de-la-Salanque |
| Department: | Pyrénées-Orientales |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 180 m2 |
| Plot Size: | 687 m2 |

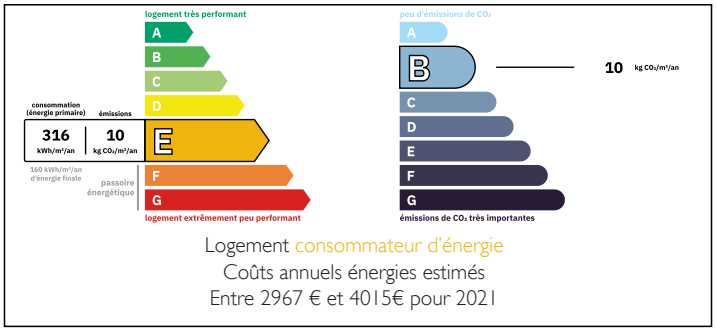
## IN BRIEF

A rare 1610 water mill fully renovated with historic charm and modern comfort, set on the edge of a lively village in a semi-rural location. Just 3 km from beaches via a cycle path and 8 km from Perpignan with TGV and airport access.

The main house (134 m²) and 1-bedroom apartment (46 m², currently rented) can easily be combined via an existing hallway to create a 4-bedroom, 2-bathroom family home.

Additional features include a garage, cellar, swimming pool, and mature garden. Perfect as a permanent residence, holiday home, or income-generating investment in the South of France.

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2967 € et 4015€ pour 2021

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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **2200 EUR** |

## NOTES

## DESCRIPTION

Historic 1610 Water Mill on the Edge of Village – Semi-Rural Location Near Perpignan & Beaches

Nestled on the rural outskirts of the village, this fully renovated historic water mill offers a unique combination of heritage charm, modern comfort, and convenient access to amenities. Surrounded by open agricultural land, the property enjoys peace and privacy while remaining only a short walk from the village centre, shops, cafés, and services. A bus stop is just 3 minutes away with regular routes to Perpignan and Sainte-Marie-la-Mer, and a dedicated cycle path links directly to the beaches at Ste Marie la Mer (3 km) and Perpignan (8 km).

Main House:

Ground Floor: Entrance hallway (9 m²) featuring an original bread oven; spacious lounge (30 m²) with exposed millstones and wood-burning stove; fully fitted kitchen (11 m²) a few steps up; dining/veranda area (24 m²) with direct garden access; garage (30 m²) with utility area and WC.

First Floor: Open-plan mezzanine lounge or office (26 m²) with double-height ceiling—potential to connect to the apartment; bathroom (6 m²) with bathtub and WC; Bedroom 1 (10 m²) and Bedroom 2 (10 m²) with access to a large roof terrace.

Independent Apartment:

1 bedroom with option to convert to 2 bedrooms, separate electricity meter; open-plan living area (35 m²) with corner kitchen, wood burner, and exposed beams; bathroom (4 m²); bedroom (8 m²); mezzanine for storage or sleeping area. Currently rented short-term for €650/month.

The main house and apartment can easily be turned into one single property, by...