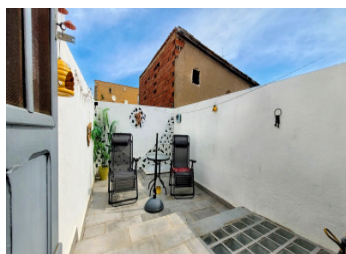


2 BEDROOM VILLAGE HOUSE with roof terrace.. Near Perpignan and airport, 15 mins to Mediterranean beaches

EXCLUSIVE



INFORMATION

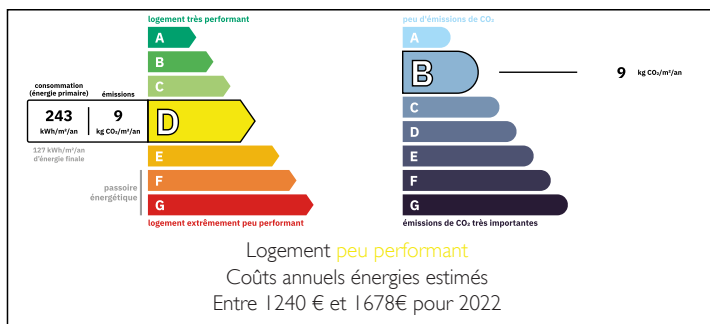
Town:	Salses-le-Château
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	14 m2

IN BRIEF

Charming village house in Salses-le-Château, the first village of the Pyrénées-Orientales, known for its medieval fortress, vineyards, and lake. Excellent location with its own train station (direct to Perpignan), quick A9 access, and beaches like Le Barcarès 15 min.

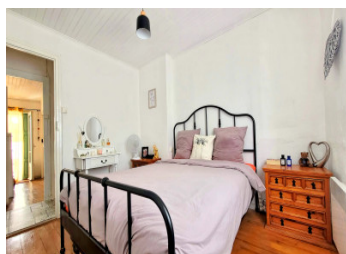
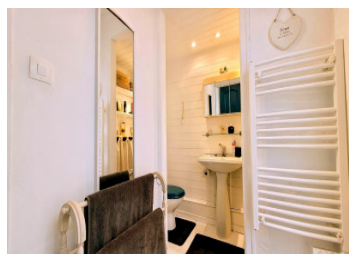
Short walk to shops, boulangerie, post office, and public transport. The house offers a cosy lounge, dining room, bright kitchen with skylight, spacious bathroom on ground floor, plus first floor with bedroom 1, bedroom 2 with WC, and access to private 14m² sunny roof terrace perfect for relaxing. Ideal for holidays, full time residence or Airbnb (sleeps up to 6).

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

Salses-le-Château – Gateway to the Pyrénées-Orientales, where history meets the Mediterranean lifestyle

Salses-le-Château is the first village you reach as you cross from the Aude into the Pyrénées-Orientales. It's known for its spectacular medieval fortress, surrounding vineyards, and a peaceful lake. But what really sets this village apart is its excellent transport connections.

The village has its own train station with direct access to Perpignan in around 15 minutes. It also lies just minutes from the A9 motorway, giving quick and easy access to the beaches of Le Barcarès, Leucate and the wider coast.

Despite its great accessibility, Salses retains a relaxed, authentic atmosphere. The village square offers all the essentials – cafés, shops, and local services. Just a short 2-minute walk from the house you'll find a boulangerie, post office, and public transport.

Charming Village House with Roof Terrace – Full of Character and Potential

This traditional home combines period features with modern comforts, making it ideal for use as a main home, holiday property, or rental investment.

Ground floor:

Cosy lounge

Dining room

Bright kitchen with glass block skylight

Spacious bathroom with bathtub, shower, sink and WC

First floor:

Bedroom 1

Bedroom 2 with hand basin and WC

Access to a private 14m² roof terrace perfect for soaking up the sun

LOCAL TAXES

Taxe foncière: 542 EUR

Taxe habitation: 655 EUR

NOTES