LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A39971AHA66 Price: 259 000 EUR

agency fees to be paid by the seller

Renovated stone house with independent studio + loft + garage – Villelongue-de-la-Salanque, 3 km from the sea















INFORMATION

Town:	Villelongue-de-la-Salanque
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	0 m2

IN BRIEF

Stone house renovated, easily divided into two independent levels, ideal for a main residence with rental or professional use.

Located in Villelongue-de-la-Salanque, a lively village with shops, schools, and services. Only 3 km from the sea and 8 km from Perpignan (TGV station, airport).

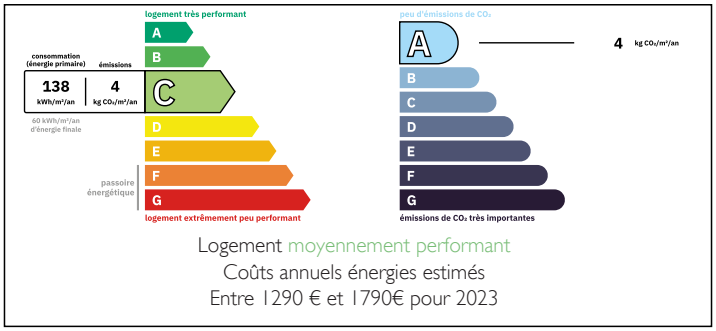
Ground floor: new studio with solid wood kitchen, modern bathroom, WC, and large 35 m² garage with independent entrance (office, 2nd bedroom, or workspace possible).

Upstairs: bright 63 m² loft with industrial style, chestnut flooring, metal structure, bathroom, and separate WC.

Separate access for each level, 2 electricity meters, 2 water heaters. Renovations include roof, insulation, electricity in 2024, plumbing, reversible air conditioning in 2024, exterior pointing in 2024 and double glazing.

Rare property, ideal for mixed-use project or profitable investment.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1290 € et 1790€ pour 2023

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: **953 EUR**

NOTES

DESCRIPTION

Renovated Stone House – Two Independent Spaces – Ideal for Main Residence + Rental or Professional Use

Villelongue-de-la-Salanque is a lively village in the Pyrénées-Orientales, offering a peaceful lifestyle while being very well connected. Only 3 km from the Mediterranean beaches and 8 km from Perpignan, it provides quick access to the sea, the city, the TGV train station, and the airport. The village combines typical southern charm with proximity to all amenities.

This fully renovated stone house (some works carried out in 2024) is set in a quiet environment close to local services. A rare property, it features two independent levels, offering multiple possibilities: main residence + rental, shared living, or a combination of living space and professional workspace.

Ground Floor:
Modern studio with a bright living area
Open-plan solid wood kitchen
Contemporary bathroom with WC
Large 35 m² garage with strong potential for conversion (bedroom, office, workshop, or additional living space)

Upper Floor:
Industrial-style loft 63m2 plus mezzanine
Chestnut flooring and exposed metal structure
Modern bathroom
Separate WC

Independent access from the ground floor

Renovations completed:
Roof replaced
Enhanced insulation
New electricity and plumbing
Installed air conditioning...