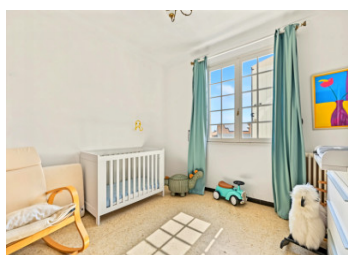


Cabestany Home



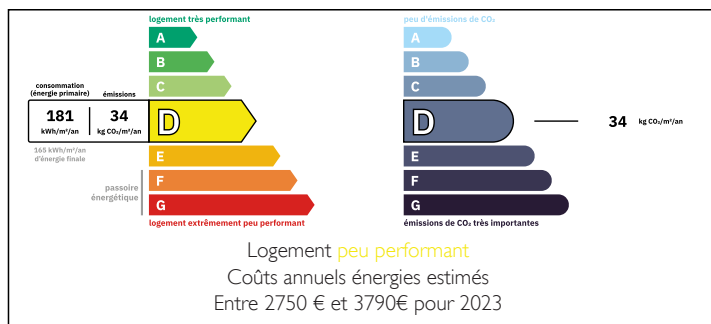
INFORMATION

Town:	Cabestany
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	169 m2
Plot Size:	338 m2

IN BRIEF

Spacious and solidly built home in a quiet residential street in sought-after Cabestany, ideally located between Perpignan and the Mediterranean coast. Offering generous living space, a good-sized garden with barbecue area and an attached garage, the property is ideal as a large family home with excellent potential to personalise over time. Its versatile layout also offers the possibility of creating two separate living areas, making it particularly suited to multi-generational living or a potential independent rental space. A rare opportunity combining space, flexibility and an excellent location close to the city, beaches and everyday amenities.

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

Set on a quiet residential street in highly sought-after Cabestany, this substantial home offers a rare combination of location, space and outstanding potential.

Perfectly positioned between Perpignan and the Mediterranean coast, Cabestany is one of the area's most desirable places to live. Offering a peaceful, safe and welcoming residential environment while remaining just minutes from the city, beaches, shops and everyday amenities.

The property itself is a large, solidly built home with excellent bones and generous proportions throughout. The home comes with an attached garage, and a good size yard. Comfortable as it stands, it also offers a wonderful opportunity for those wishing to update or personalise the property over time, with the space and quality of construction to create something truly exceptional.

Its size and versatile layout offer numerous possibilities. The home can remain an impressive family residence, or potentially be configured to create two distinct living areas. Particularly appealing for multi-generational families, extended family or guests. This flexibility could also provide an interesting rental opportunity, with the possibility of creating an independent living space while retaining the remainder of the property as a principal residence.

Above all, this property represents an opportunity that is increasingly difficult to find: a substantial and versatile home in an excellent location, tucked away on a quiet street in one of the most sought-after residential areas around Perpignan.

Whether enjoyed as a spacious family home, adapted for multi-generational living, or reimagined to suit a new owner's individual vision, the property offers the...

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