COLDWELL BANKER
EUROPA REALTY

House Villelongue-de-la-Salanque 90 m²



SALE PRICE : 350 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

EXCLUSIVITY

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

In the heart of Villelongue-de-la-Salanque, in a peaceful setting, this tastefully renovated home offers predominantly single-level living and a particularly pleasant environment. It perfectly combines contemporary comfort, functionality and quality finishes.

From the moment you enter, you are welcomed into a bright and inviting living area, leading to a fully equipped kitchen with direct access to the garden and an adjoining utility room.

The ground floor also features the main sleeping area, with two bedrooms, a shower room and separate WC. Upstairs, a third bedroom and an office area complete the property.

The outdoor space is undoubtedly one of the home's greatest assets. Particularly rare in the heart of the village, the garden is completely private and has been thoughtfully designed to make the most of the Mediterranean climate. A spacious wooden terrace extends around the house and leads naturally to the swimming pool area.

Designed as a true extension of the home, the garden offers several areas for relaxing and entertaining. A south-facing pergola provides a pleasant shaded retreat, while the summer kitchen and outdoor lounge area are perfect for spending time with family and friends. Numerous fruit trees further enhance the garden's lush, inviting atmosphere.

For added comfort, the property benefits from solar panels, ducted air conditioning, a garage and an additional parking space in the driveway.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	90.0 m²	Property tax:	€1.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 169

Greenhouse gas emissions (GHG) index: B 6

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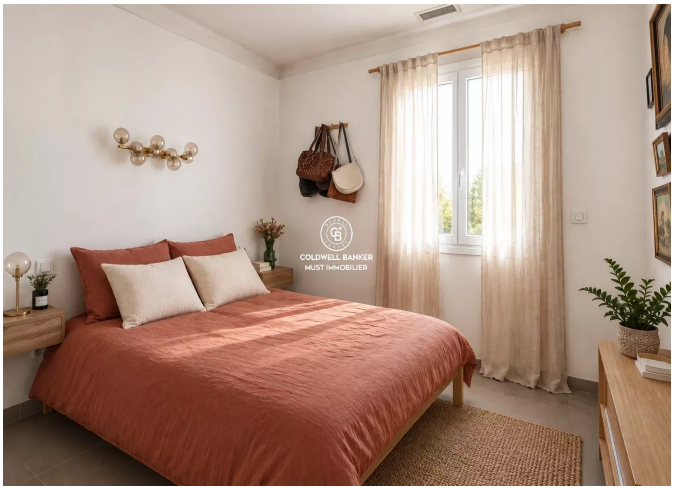

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