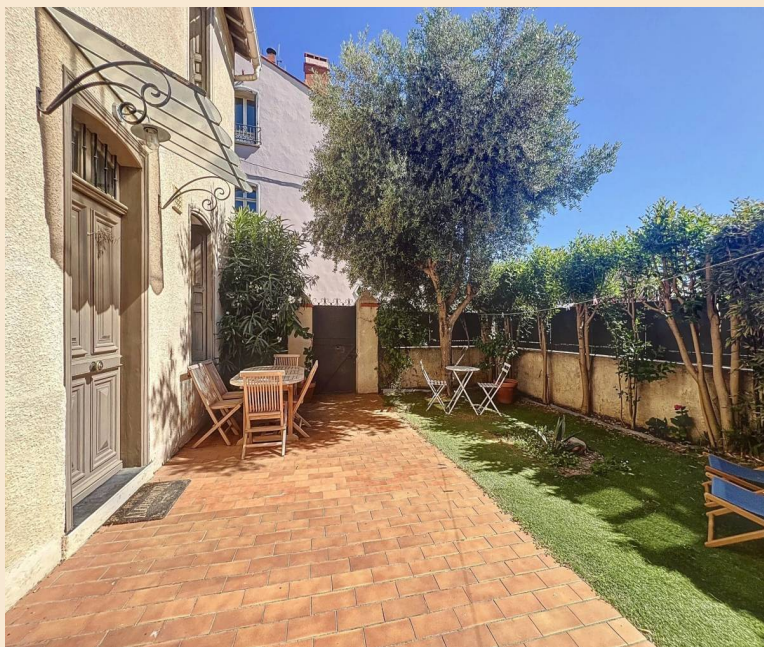


[Click to view MFH-CB85975266](#)

## Charming Village House With Garage, Outbuilding, And Garden

Villelongue-de-la-Salanque , Pyrénées-Orientales , Occitanie



**€305,000**

inc. of agency fees

4 Beds

92 sqm

Charming Village House, 95 m<sup>2</sup> with Garage, Outbuilding, and Garden Located in the heart of the village, this 4 bedroom house...

### At a Glance

**Reference** MFH-CB85975266

**Bed** 4

**Near to**

Villelongue-de-la-Salanque

**Pool**

No

**Price** €305,000

**Hab.Space** 92 sqm

**Land Tax** N/A

### Property Description

## Charming Village House, 95 m<sup>2</sup> with Garage, Outbuilding, and Garden

Located in the heart of the village, this 4 bedroom house offers approximately 95 m<sup>2</sup> of living space. It includes a 25 m<sup>2</sup> garage with an automated door, ideal for artisans due to its height allowing for vertical storage. An adjoining outbuilding with a WC provides an additional room, perfect for a home office, extra bedroom, or studio. The property is accessed through a pleasant, private garden of about 40 m<sup>2</sup>, offering a tranquil retreat.

The ground floor features an entrance leading to a spacious and bright living room, creating a warm and inviting atmosphere. The adjoining kitchen is well-designed and fully equipped, complementing the family-friendly living space.

Upstairs, you'll find three bright bedrooms, ideal for family living. A bathroom with a WC adds to the comfort of this floor.

The house boasts double-glazed PVC windows, a fully renovated electrical system, and reversible air conditioning throughout. No work is needed; the home is ready to welcome its new owners in a peaceful and pleasant setting.

Ideally situated in the village center, the house is close to all amenities (schools, shops...) just 5 minutes from the beaches and about 30 minutes from Spain, offering privileged access to seaside leisure and cross-border getaways.

Don't miss this wonderful opportunity to acquire a home that combines charm, comfort, and modernity in the heart of a peaceful village.

Feel free to contact me to arrange a visit!

## Summary

Property type:	Village house
Bedrooms:	4
Price	€305,000

## Key Information

Year Built:	1930
Internal Area:	92 sqm

Property Features:

- Air-conditioning

Has Air Conditioning?	Yes
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## Location: Occitanie



## Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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