

[Click to view MFH-CB4710005](#)

Fully Detached Villa With Garden, St Laurent De La Salanque

Saint-Laurent-de-la-Salanque, Pyrénées-Orientales, Occitanie



€450,000

inc. of agency fees

3 Beds 170 sqm 0.05 ha

Superb fully detached villa situated within walking distance to all the amenities of the lovely and picturesque village of St Laurent de la Salanque. Built on a plot of 497m² its 170m² are split on 2...

At a Glance

Reference	MFH-CB4710005	Near to	Saint-Laurent-de-la-Salanque	Price	€450,000
Bed	3	Pool	No	Hab.Space	170 sqm
Land	0.05 ha			Land Tax	N/A

Property Description

Superb fully detached villa situated within walking distance to all the amenities of the lovely and picturesque village of St Laurent de la Salanque. Built on a plot of 497m² its 170m² are split on 2 levels and offer on the ground floor a vast and luminous living dining area with high ceilings, exposed beams and fireplace, a fitted and equipped kitchen and its pantry room, a study area and an ensuite bedroom. On the 1st floor 2 other

bedrooms, one being master ensuite. The outsides consist into a beautiful and well maintained mature garden with a wooden chalet, a good size covered terrace with its summer kitchen. Just superb!

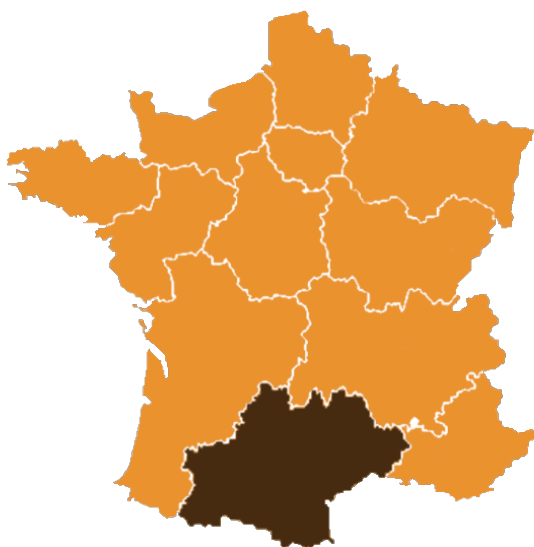
Key Information

Property type:	Modern Villa
Bedrooms:	3
Price	€450,000
Address	Saint-Laurent-de-la-Salanque, Pyrénées-Orientales, Occitanie

Additional Information

Year Built:	2005
Internal Area:	170 sqm
Land Area:	0.05 ha
Number of Fireplaces:	1
Property Features:	<ul style="list-style-type: none">• Fireplace

Location: Occitanie



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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



SAVE MONEY ON YOUR CURRENCY TRANSFERS

Get started

foreigncurrencydirect