

Click to view MFH-CB84885555

# Character Apartment With Terrasse, Saint Laurent De La Salanque

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



€242,000

inc. of agency fees

3 Beds

**104** sqm

Character duplex apartment of 104m<sup>2</sup>, with incredible charm located in the heart of the village of Saint Laurent de la Salanque in a quiet area close to amenities. Designed like a real house, it benefits...

#### At a Glance

**Reference** MFH-CB84885555

Bed 3

Near to Saint-Laurent-de-la-Salanque

1

Pool No

**Price** €242,000

Hab.Space 104 sqm

Land Tax N/A

## **Property Description**

Character duplex apartment of 104m<sup>2</sup>, with incredible charm located in the heart of the village of Saint Laurent de la Salanque in a quiet area close to amenities.

Designed like a real house, it benefits from an entrance and a private and exclusive hall offering large storage

space, the possibility of installing a laundry room and parking motorcycles and bicycles.

The 1st floor consists of a large, warm and bright living space of 38m<sup>2</sup> with very high ceilings, exposed beams and a wood stove, an open and fully equipped kitchen, two bedrooms, one of which opens onto a terrace of 20m<sup>2</sup> out of sight, a bathroom and a separate toilet.

The upper floor offers a mezzanine currently serving as a TV lounge and a 3rd air-conditioned bedroom.

This apartment is in perfect condition, it is located in an old stone winery, completely rehabilitated and renovated in 2011, it is a small condominium of 4 lots, each with its own private entrance, it has been constantly maintained with great care.

Saint Laurent de la Salanque is a very lively village where there is no shortage of activities. Located 6km from the beaches, just twenty minutes from Perpignan, an ideal location for a second home as well as a main home.

**Summary** 

Property type: Apartment

Bedrooms: 3

Price €242,000

**Key Information** 

Internal Area: 104 sqm

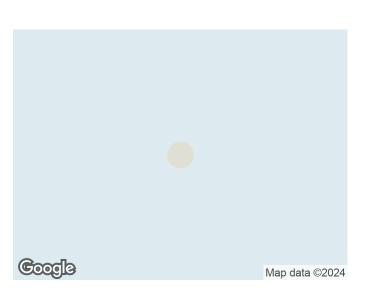
Number of Fireplaces: 1

Property Features:

• Fireplace

**Location: Occitanie** 





## Gallery























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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved