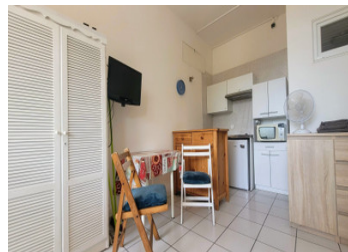
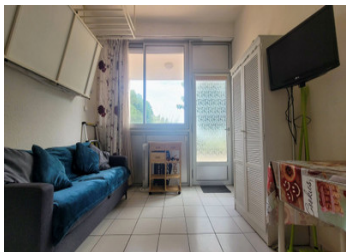


## Furnished Studio in Le Barcarès – Port Area. Pool, Gardens, Parking & Direct Access to the Sea



## INFORMATION

Town:	Le Barcarès
Department:	Pyrénées-Orientales
Bed:	0
Bath:	1
Floor:	18 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Le Barcarès – Port Area | Résidence Port Saint Ange  
For sale: furnished studio apartment (17.51 m<sup>2</sup>) on the ground floor of a sought-after residence with pool and landscaped gardens, offering direct beach access with no roads to cross.

The layout includes a bright living area with a fully equipped open kitchen, double sofa bed, pull down sleeping area, storage, and a modern shower room with toilet.

Sold with a private parking space – a real bonus during the summer season.

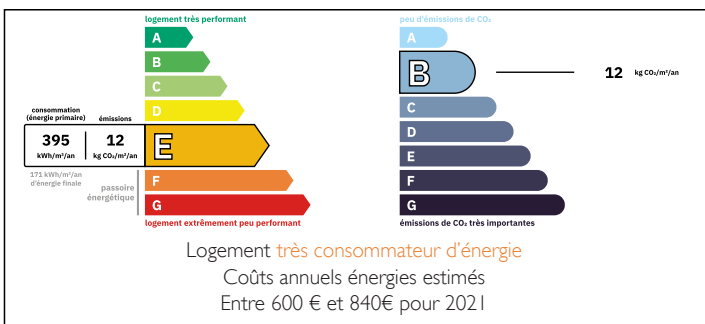
Set in a peaceful environment just steps from the sea, the residence is ideally located near shops, public transport, and the lively town center markets of Le Barcarès.

Perfect as a holiday home, rental investment, or first-time purchase.

Rare location with true beachfront access a few steps away.

Co-property charges 560 euros/year

## 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

Le Barcarès, a charming seaside town in the Pyrénées-Orientales, is renowned for its sandy beaches, marina, cycling paths, and bustling markets, as well as major events like the Christmas Village and the Deferlants Festival. Nestled between the sea and lagoons, just 15 minutes from Perpignan, it offers a lively yet natural setting, highly sought after by holidaymakers and investors alike.

Located in the Port area, this furnished 17.51 m<sup>2</sup> ground-floor studio is part of the secure Résidence Port Saint Ange, featuring direct beach access with no roads to cross, a swimming pool, and landscaped gardens in a peaceful environment.

The studio comprises a well-designed living area with a fully equipped open kitchen, double sofa bed, pull down sleeping area, storage, and a modern shower room with toilet. A private parking space is included, a real bonus during the busy summer season.

Offered at an affordable price, this property is an excellent investment opportunity, easy to rent out short-term or long-term, or perfect as a holiday home.

Prime location, affordable price, and direct beach access – an ideal property in Le Barcarès!

-----  
Co-owned building of 500 units  
Provisional annual charges: 560€

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 640 EUR**

## NOTES