COLDWELL BANKER
EUROPA REALTY

House Banyuls-sur-Mer 325 m²



SALE PRICE : 1 355 000 €

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45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

The Catalan style perfectly revisited, in the most sought-after neighborhood of charming Banyuls-sur-Mer, the jewel of the Côte Vermeille.
Unique and indescribable.
This opulent residence, in perfect condition, offers some 320 m² of living space spread over three levels on a rare 1,000 m² plot with a swimming pool, which is flat, divisible, and buildable if you wish.
Just a 3-minute walk from the town center, the Maillol Museum, and the Ocean Observatory, and therefore from the resort's central cove, beach, and pebbles, on the hiking trail route, you will enjoy breathtaking sea and mountain views and unparalleled tranquility.
Currently converted into three tasteful and spacious guest rooms with private bathrooms and outdoor access, sharing a useful kitchenette, the garden level opens onto the pool and the scents of Mediterranean greenery.
Overlooking the Miramar district, the different views from the upper floors are breathtaking and offer an ever-changing, bewildering panorama.
A huge living room with a fireplace, an equally large dining room, a separate kitchen and a large, delightful terrace—everything is conducive to space and pleasure. The balconies surrounding the house are an invitation to contemplate nature.
Three suites, including one on the top floor, adjacent to the sea-facing mezzanine office and its invitation to write, make up the areas reserved for nighttime.
You counted correctly: there are six suites in this residence, which still has plenty of potential.
Should I also mention the 100 m² garage, which could easily be converted, and the multiple parking spaces on the plot?
It would be hard to find anything better...

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FEATURES

Property type:	House	Area:	325.0 m²	Property tax:	€4.00
Number of rooms:	8 rooms	Number of bedrooms:	6 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 169

Greenhouse gas emissions (GHG) index: A 5

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