COLDWELL BANKER
EUROPA REALTY

House Cerbère 200 m²



SALE PRICE : 893 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

At the gateway to Spain, in the charming seaside town of Cerbère, this characterful Mediterranean villa captivates from the very first glance. Set on a 869 m² plot, it offers high-end features crafted down to the finest detail: marble floors throughout almost the entire property, fully marble-clad bathrooms, a solid wood kitchen and an independent garage.
Spread across two levels, the villa offers four bedrooms including a 25 m² master suite with private en-suite bathroom. On the first floor, a bright and generous 45 m² living room opens onto a panoramic terrace with breathtaking sea views. On the same level, the swimming pool and its sun-drenched patio complete this exceptional outdoor space, with the sea as a stunning backdrop. On the ground floor, a 28.5 m² veranda extends the living areas, also looking out over the sea.
Authentic, elegant and ideally located, this rare property is the perfect embodiment of Mediterranean living at its most precious.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	200.0 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	4 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 149

Greenhouse gas emissions (GHG) index: A 5

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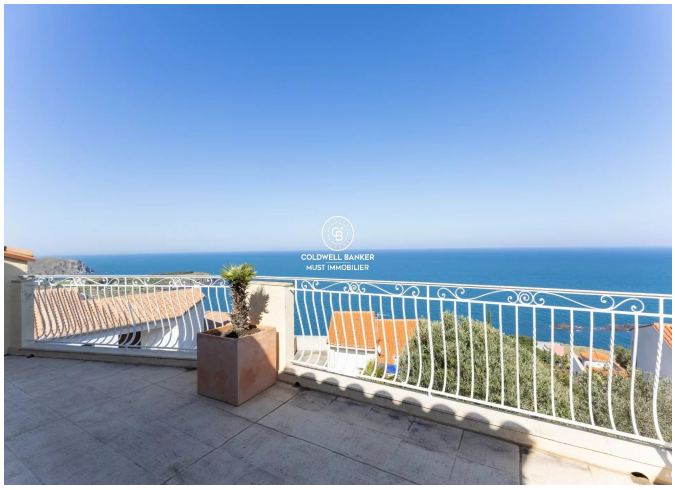

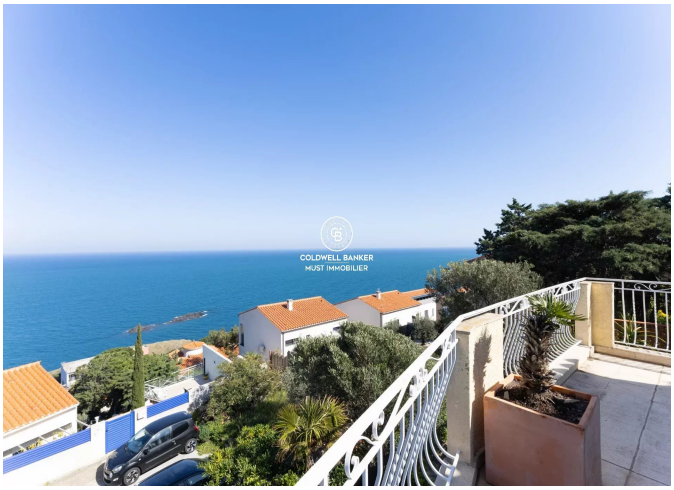



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