COLDWELL BANKER
EUROPA REALTY

House Perpignan 125 m²



SALE PRICE : 535 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Located in the eastern part of Perpignan, this elegant detached contemporary villa combines natural light, comfort and high-quality features. Beautifully renovated and meticulously maintained, it offers a refined living environment, both indoors and outdoors.

Designed primarily for single-level living, the house features a bright and spacious living room and a modern kitchen. Wooden flooring adds warmth and elegance throughout, creating a welcoming and harmonious atmosphere.

The sleeping accommodation comprises a master suite with two dressing rooms and a private shower room, along with two further bedrooms sharing a family bathroom. Upstairs, a separate study provides a peaceful space for working or reading.

The attractive garden features a swimming pool surrounded by wooden decking, perfect for enjoying sunny days and warm Mediterranean evenings. An outdoor awning and automatic irrigation system add to the property's comfort and ease of maintenance.

Additional features include reversible air conditioning, photovoltaic solar panels, a solar water heater, an electric vehicle charging point and parking facilities, completing this impeccably maintained property.

An elegant and beautifully presented villa, thoughtfully designed for comfortable living throughout the year.

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

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FEATURES

Property type:	House	Area:	125.58 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 61

Greenhouse gas emissions (GHG) index: A 2

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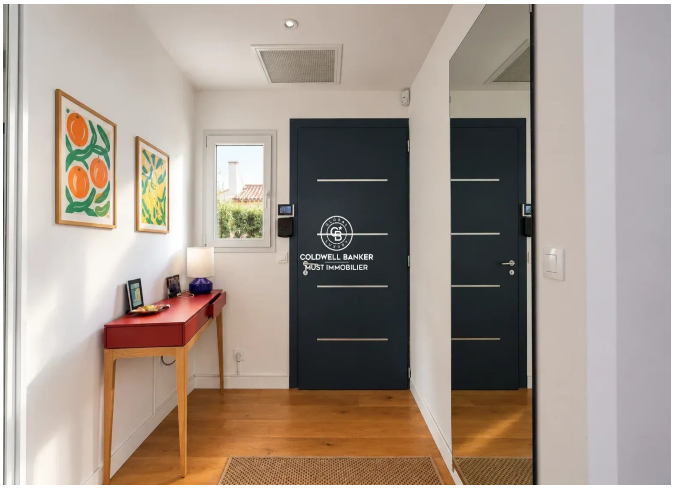







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