COLDWELL BANKER
EUROPA REALTY

House Perpignan 130 m²



SALE PRICE : 367 500 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Just a short walk from Place de Catalogne, discover this townhouse combining a central location with a comfortable lifestyle. With four bedrooms, outdoor space and two private parking spaces, it offers a rare opportunity to enjoy city living with all amenities close at hand.

The entrance leads into a pleasant dual-aspect living room, adjoining a separate kitchen. The partition wall between these two spaces could potentially be removed to create a larger, more open and sociable living area.

The first floor features a landing leading to a shower room with WC, a dressing room and two generously sized bedrooms, one of which enjoys direct access to a spacious terrace, ideal for making the most of the sunny weather.

On the second floor, two further bedrooms, a dressing room and a bathroom with WC complete the sleeping accommodation.

A 13 m² basement provides valuable additional storage space.

Some cosmetic updating is required, but this property offers excellent potential for a family looking for a central location while enjoying peace and quiet, outdoor space and private parking.

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:	130.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 135

Greenhouse gas emissions (GHG) index: C 29

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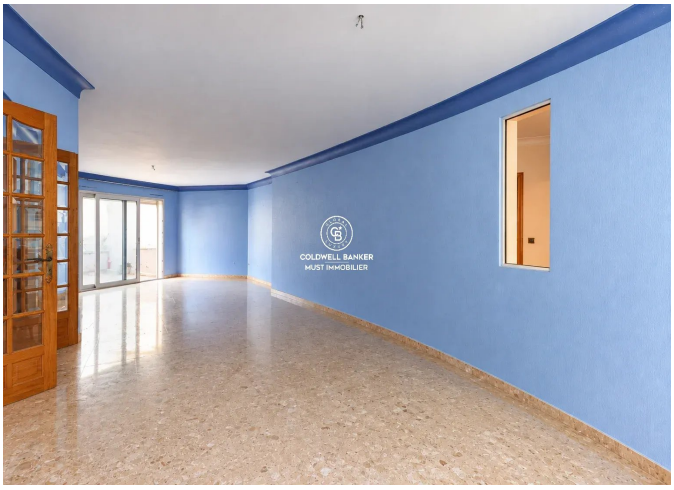





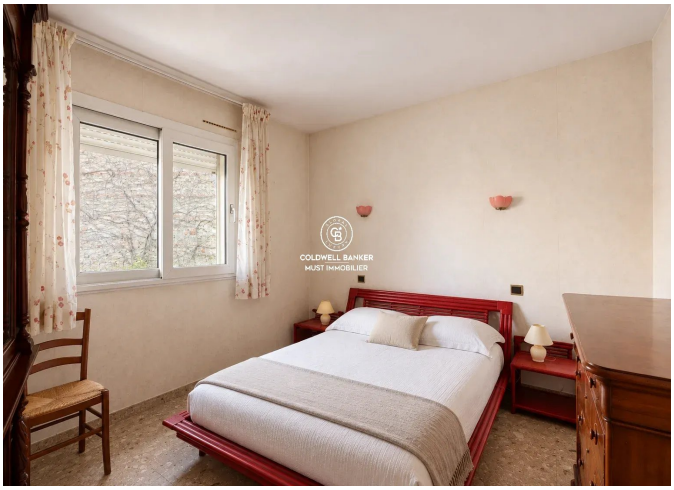



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