COLDWELL BANKER
EUROPA REALTY

House Perpignan 153 m²



SALE PRICE : 549 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Located at the entrance to Perpignan’s city centre, near the sought-after Mas Guerido area, this contemporary villa built in 2023 offers a modern, bright, and practical living environment. Entirely on one level, it features a spacious living area combining living room, dining room, and open kitchen, enjoying excellent natural light thanks to its cross-ventilated layout.

The sleeping area is divided into two zones: on one side, a master suite with private shower room and a separate office; on the other, three additional bedrooms and a large bathroom with shower and bathtub, providing comfort and convenience for family living.

The east/south/west-facing garden receives plenty of sunlight and allows for the installation of a generously sized pool. An independent storage space completes this villa with quality finishes, just minutes from the city centre and all amenities.

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

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FEATURES

Property type:	House	Area:	153.0 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): A 27

Greenhouse gas emissions (GHG) index: A 0

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