COLDWELL BANKER
EUROPA REALTY

House Perpignan 203 m²



SALE PRICE : 495 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Near the Mediterranean coast, within a secure and beautifully maintained private residence, this former barn offers over 200 sqm of living space and has undergone an exceptional contemporary renovation, completed using premium materials and high-end finishes.

Set within a private garden of approximately 950 sqm, the property immediately impresses with its generous proportions, distinctive character and outstanding quality of renovation.

The spacious and light-filled living area features a fully equipped kitchen and provides an ideal setting for entertaining. The sleeping accommodation comprises two elegant suites, each with its own private shower room, as well as a separate office.

On the ground floor, a large additional room opening extensively onto the garden offers numerous possibilities: an artist's studio, leisure room, gym or professional workspace.

The property's layout also makes it easy to create two completely independent living areas, offering the possibility of two separate residences.

Its privileged position within an elegant and meticulously maintained estate ensures remarkable privacy and tranquillity, sheltered from view while remaining within easy reach of local amenities and the coastline.

A unique and discreet property, combining the authentic charm of the original building with a sophisticated contemporary renovation, just a few minutes from Torreilles and Perpignan.

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

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FEATURES

Property type:	House	Area:	203.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	2 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): B 80

Greenhouse gas emissions (GHG) index: A 2

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