COLDWELL BANKER
EUROPA REALTY

House Perpignan 242 m²



SALE PRICE : 895 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

An exclusive lifestyle just 8 minutes from the city centre and beaches

Situated in a highly sought-after area, discover this rare property nestled within magnificent landscaped grounds, where elegance, space and tranquillity come together in perfect harmony.

From the moment you arrive, you will be captivated by the peaceful and secluded atmosphere. The beautifully landscaped, tree-filled garden leads you towards the villa, creating a true haven of peace, completely sheltered from view.

Set within grounds of 5,600 m², this elegant villa offers 242 m² of living space, with generous proportions and exceptionally spacious interiors.

Upon entering, you are welcomed into a magnificent living area of over 65 m², complete with a fireplace that creates a warm and inviting atmosphere.

This leads through to a large, fully equipped separate kitchen, complemented by a pantry.

The ground floor also features an impressive 41 m² master suite, a games room and a spacious garage, providing additional comfort and convenience for everyday living.

Upstairs, three generously sized bedrooms complete the sleeping accommodation, along with a spacious family bathroom.

The property also benefits from access to a superb terrace of over 40 m², perfect for enjoying the Mediterranean lifestyle and the beauty of the surrounding landscape.

Outside, everything has been designed for relaxation and entertaining. A beautiful swimming pool, a pétanque court and extensive landscaped gardens provide the perfect setting for family gatherings, leisurely afternoons and memorable evenings with friends.

An additional feature further enhances the appeal of this exceptional property: approximately 2,500 m² of land offering potential for further development, subject to the necessary planning permissions.

A truly distinctive property that will appeal to those seeking space, privacy and an exceptional living environment.

An opportunity not to be missed!

A unique place to call home, well worth discovering.

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:	242.0 m²	Property tax:	€3.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

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