COLDWELL BANKER
EUROPA REALTY

House Perpignan 255 m²



SALE PRICE : 875 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
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PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Located on the road to the beaches, between Perpignan and Canet-en-Roussillon, in one of the area's most sought-after neighbourhoods with shops within walking distance, this elegant property offers over 250 m² of living space on a private, secluded plot of approximately 2,500 m².

Recently renovated using quality materials, the property boasts generous proportions and a range of modern features, including photovoltaic solar panels with a virtual battery system, air conditioning, an electric vehicle charging point, a private borehole and a water softener.

The ground floor features a beautiful, light-filled living space combining a sitting room, dining area and kitchen, opening onto the landscaped garden. A hallway leads to the sleeping quarters, comprising two bedrooms, a shower room with WC and a separate guest WC.

On the first floor, a landing leads to a variety of versatile spaces, including a spacious laundry room, a gym, a shower room, a large TV lounge and two bedrooms with built-in storage, complemented by a second shower room and a separate WC.

The second floor offers a pleasant surprise, with a large additional space that has already been renovated and is ready to be adapted to your needs, whether as a home office, games room, leisure area or additional bedroom.

The outdoor areas provide a natural extension of the living spaces, featuring a large swimming pool with a submerged cover, a spacious terrace with a summer kitchen and outdoor lounge, and a beautiful, completely private garden. Two large garages measuring 40 and 60 m², along with additional parking for several vehicles, complete this exceptional property.

A spacious and versatile home offering a privileged lifestyle between the city and the Mediterranean coast, just minutes from the beaches.

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:	255.0 m²	Property tax:	€3.00
Number of rooms:	7 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 46

Greenhouse gas emissions (GHG) index: A 1

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