COLDWELL BANKER
EUROPA REALTY

House Perpignan 265 m²



SALE PRICE : 895 000 €

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45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Ideally located in one of Perpignan's most desirable residential areas, close to the road leading to the beaches and the Médipôle health campus, this attractive four-sided detached villa, originally built in the early 2000s, has undergone a complete renovation just two years ago.

Set on a pleasant private plot, the property immediately impresses with its generous proportions and exceptional natural light. The ground floor centres around a spacious living area with impressive ceiling heights, creating an elegant yet welcoming atmosphere. This level also comprises a luxurious principal suite, a second bedroom, a separate WC, and a practical utility room.

Upstairs, an attractive gallery overlooking the main living space adds both character and architectural interest. This floor also offers a generous games room, two further bedrooms, and a stylish shower room.

The property also benefits from a fully independent one-bedroom apartment, ideal for welcoming family and friends, accommodating a home office or professional activity, or generating rental income. The apartment enjoys a pleasant outlook over the swimming pool.

A spacious garage completes the amenities of this exceptional home, which has been meticulously renovated using high-quality materials throughout.

A rare opportunity in this highly sought-after location, combining modern comfort, generous living spaces, and an outstanding address.

Information regarding 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:	265.0 m²	Property tax:	€5.00
Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 101

Greenhouse gas emissions (GHG) index: A 3

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