COLDWELL BANKER
EUROPA REALTY

House Perpignan 270 m²



SALE PRICE : 1 299 000 €

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

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DESCRIPTION

Morning coffee on the private suite's balcony, with the mountains stretching out before you. Dinner beneath the covered summer kitchen, the pool just a few steps away, palm trees barely moving in the evening breeze. This home was designed for moments like these, with every detail already taken care of.

The impressive 64 sqm living room rises beneath a double-height ceiling, enhanced by exposed timber beams, a fireplace on one side and large floor-to-ceiling windows on the other, opening directly onto the garden. The proportions are striking, yet the atmosphere remains warm and instantly inviting.

The kitchen flows naturally into the dining area, while the fully equipped laundry room provides additional practicality. A home office sits discreetly behind industrial-style glass partitions, and a separate TV area offers a more intimate space to retreat to when the main living room is bustling. Two bedrooms, each with its own private shower room, are located on the ground floor.

Upstairs, the 30 sqm principal suite has all the comfort and refinement of a luxury hotel room, complete with a private balcony overlooking the garden and the mountains. A second bedroom, with its own shower room and dressing room, completes this level.

Outside, the landscaped garden has been designed entirely around relaxation and outdoor living, with a built-in swimming pool, summer kitchen, gym and jacuzzi.

A detached villa offering complete privacy and no overlooking neighbours, with a large garage, set in a peaceful residential neighbourhood just a few minutes' drive from the centre of Perpignan.

A home to be enjoyed throughout the seasons — by the fireplace in winter and around the pool throughout the summer.

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:	270.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

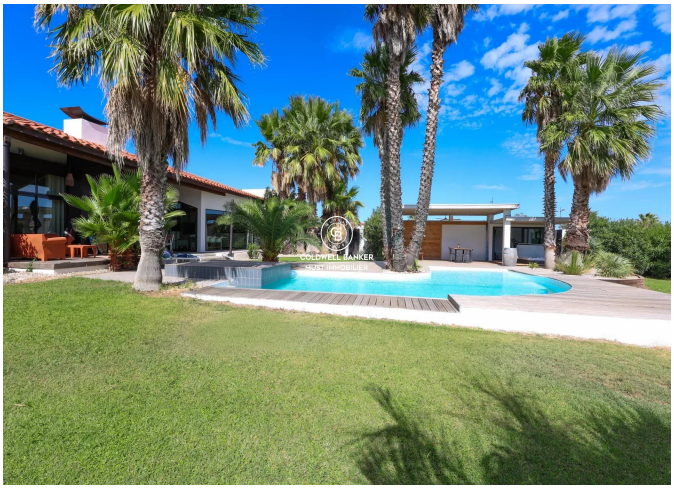
Energy performance diagnosis (EPD): C 120

Greenhouse gas emissions (GHG) index: A 4

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