COLDWELL BANKER
EUROPA REALTY

House Perpignan 362 m²



SALE PRICE : 950 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

EXCLUSIVITY

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Just 10 minutes from Perpignan, an exceptional estate where elegance meets the art of living.

Hidden from view and offering complete privacy, this majestic property, comprising two separate residences, reveals remarkable architecture, generous proportions and a truly distinctive atmosphere. Every detail appears to have been thoughtfully designed to combine refinement, serenity and creativity.

The main residence offers 208 sqm of living space. From the moment you enter, the tone is set: a magnificent entrance hall opens onto a spectacular sweeping staircase, a true architectural centrepiece of the home. The reception rooms are beautifully proportioned and open generously onto a stunning botanical garden, a lush green sanctuary surrounding an elegant swimming pool.

Adjoining the main living areas, a studio of more than 37 sqm provides endless possibilities: an artist's studio, creative workspace, relaxation room or leisure area, it can easily be adapted to suit a variety of needs and lifestyles.

Upstairs, a dedicated office area, two spacious bedrooms, a dressing room and a superb marble-clad bathroom create an intimate and sophisticated private space.

The majestic staircase continues to an additional level, revealing a charming and versatile area that could accommodate a reading lounge, a children's space or even two additional bedrooms. This flexible layout allows the property to evolve effortlessly according to different projects and lifestyles.

The estate also benefits from a garage of more than 100 sqm, offering exceptional potential for car enthusiasts, collectors or any project requiring substantial additional space.

A second independent residence of more than 154 sqm completes this remarkable estate. Arranged on a single level, it features a large kitchen, an expansive living and dining room opening onto an impressive terrace with a privileged view over the swimming pool, as well as three spacious bedrooms, a bathroom and a dressing room.

Two distinct residences brought together within one exceptional property offer a wealth of possibilities, whether for family living, hosting guests or creating completely independent private spaces.

Rare, refined and timeless, this estate brings together architecture, nature and generous volumes in remarkable harmony.

A character-filled property imbued with peace and creativity, designed for family life, for sharing precious moments and for allowing everyone to enjoy their own private space.

A truly unique place, best experienced in person to fully appreciate its beauty, atmosphere and poetry.

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FEATURES

Property type:	House	Area:	362.0 m²	Property tax:	€3.00
Number of rooms:	10 rooms				

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): In progress -2

Greenhouse gas emissions (GHG) index: In progress -2

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