COLDWELL BANKER
EUROPA REALTY

House Perpignan 480 m²



SALE PRICE : 1 695 000 €

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45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Set within a secure private estate, in a privileged natural setting just moments from the beach, this superb character property offers approximately 280 sqm of living space and has been completely redesigned and renovated using high-quality materials throughout.

The ground floor immediately impresses with its exceptional proportions. It features a spacious 51 sqm kitchen and a spectacular 85 sqm living and dining area, providing an outstanding space for entertaining. A magnificent 51 sqm master suite completes this level.

Upstairs, the sleeping area comprises two generously sized bedrooms and a bathroom.

Extending from the main residence is an exceptional 150 sqm wellness area, beautifully combining natural wood and exposed stone. It notably features a 40 sqm indoor swimming pool, creating a unique and inviting space for relaxation throughout the year.

The property also benefits from a range of additional facilities, including a 40 sqm garage, a summer kitchen and a carport.

A further rare feature is the superb independent barn of approximately 200 sqm, which has also been beautifully renovated and enjoys its own private garden. Its generous proportions and distinctive character offer a wide range of possibilities for future use or conversion.

A truly unique property of exceptional scale, combining authentic character, high-quality finishes and remarkable volumes, all within a preserved natural setting just a short distance from the beach.

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FEATURES

Property type:	House	Area:	480.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 bedrooms				

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): B 82

Greenhouse gas emissions (GHG) index: A 2

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