COLDWELL BANKER
EUROPA REALTY

House Perpignan 205 m²



SALE PRICE : 1 470 000 €

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

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DESCRIPTION

There are houses where you arrive and simply stop.

Bold architecture, surprising volumes. The first-floor gym appears to float above the living room, floor-to-ceiling glass on all sides — a rare architectural statement, seamlessly resolved.

80m² where living room, dining area and kitchen flow into a single generous space. The kitchen is modern and refined, with a utility room and cellar tucked discreetly behind. Upstairs, two bedrooms, a shower room, and the gym suspended in light. The ground floor hosts a principal suite with walk-in wardrobe and a second bedroom of 12m².

The house also opens onto a fully fitted 50m² outdoor kitchen — a genuine extra room for outdoor living. The garden is landscaped and tree-filled, with a lap pool.
This is the kind of neighbourhood people don't leave easily. The best primary school in Perpignan nearby, countryside walks on the doorstep, town centre and beach both under ten minutes.

Properties like this rarely come up.

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:	205.0 m²	Property tax:	€5.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): In progress -2

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

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