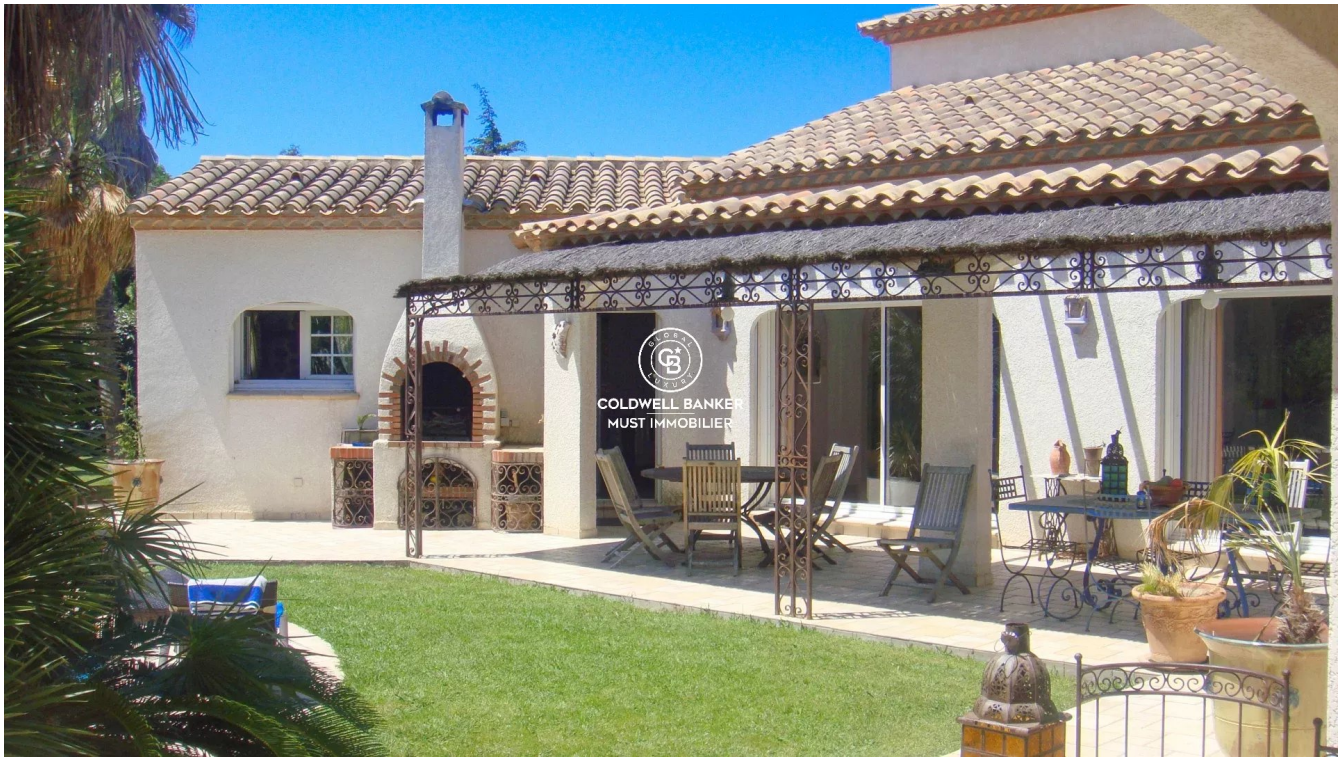
COLDWELL BANKER
EUROPA REALTY

House Perpignan 222 m²



SALE PRICE : 889 000 €

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DESCRIPTION

Ideally located in one of the most sought-after areas of Perpignan, between the city center and the beaches, this elegant Mediterranean villa offering more than 220 m² of living space stands out for the quality of its construction, its generous volumes, and its privileged setting.

Almost entirely on one level, the house opens onto an entrance hall with built-in storage leading to a vast, light-filled living area. This welcoming space features a warm living room, a dining area, and a kitchen inspired by the art of living in the south of France.

The sleeping area offers three beautiful bedrooms, two shower rooms, and two separate toilets, providing both comfort and practicality. Upstairs, a pleasant mezzanine can easily be used as a fourth bedroom, an office, or a relaxation area.

An independent studio completes the property, ideal for hosting family and friends or creating a professional workspace.

Outside, the property reveals a particularly pleasant setting with a superb swimming pool enhanced by a waterfall, offering direct views of the forest that harmoniously extends the villa's natural surroundings.

Finally, a full basement as well as a double garage complete the features of this property with many advantages.

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FEATURES

Property type:	House	Area:	222.0 m²	Property tax:	€4.00
Number of rooms:	6 rooms	Number of bedrooms:	4 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 91

Greenhouse gas emissions (GHG) index: C 22

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