COLDWELL BANKER
EUROPA REALTY

House Perpignan 223 m²



SALE PRICE : 1 070 000 €

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45, avenue du Général Leclerc
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DESCRIPTION

Set on a beautifully landscaped 950 sqm plot, this contemporary property stands out for its clean architectural lines, generous proportions and exceptional natural light.

The ground floor is centred around an impressive 75 sqm open-plan living and kitchen area, seamlessly connected to the outdoors through expansive floor-to-ceiling windows. Natural light floods the space, creating a perfect transition between the interior, terraces and garden.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

This level also features a spacious 51 sqm suite, complemented by a 9.9 sqm private office, providing a comfortable and peaceful setting for working from home.

Upstairs, the sleeping area comprises four bedrooms of approximately 14 sqm each, two shower rooms, as well as an 18 sqm mezzanine, currently arranged as a games area. Overlooking the interior volumes, it enhances the sense of space while highlighting the property's distinctive architectural design.

Outside, everything has been designed to make the most of the Mediterranean lifestyle: a beautifully integrated swimming pool, summer kitchen, extensive terraces and landscaped garden create a private and inviting setting for relaxing and entertaining. A laundry room and garage complete the property.

Contemporary architecture, abundant natural light and generous living spaces define this distinctive home, designed around a seamless indoor-outdoor lifestyle.

An additional advantage: an adjoining 583 sqm building plot is also available for purchase, offering particularly attractive development potential.

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FEATURES

Property type:	House	Area:	223.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	5 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): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

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