COLDWELL BANKER
EUROPA REALTY

House Perpignan 310 m²



SALE PRICE : 680 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Set in a calm, unspoiled (non-buildable) environment, yet just five minutes from Perpignan's city centre, this characterful mas offers a peaceful retreat from all urban bustle.
Sheltered by a driveway lined with centuries-old plane trees, it appears majestic—almost bourgeois—yet entirely without arrogance, evoking a serene estate of southern France, somewhere between Provence and Roussillon. It stands quietly and confidently on a beautiful plot of land (8,500 m²), suitable for a wide range of pursuits (including equestrian use).
This genuine sense of appeal continues inside the mas, where charm is felt from the very first steps. Chic without ostentation, simple and refined, the property captivates immediately, having preserved its soul and its history.
Numerous features are sure to impress visitors: the ceiling of the open-plan kitchen, stone-and-brick vaulted ceilings, generous ceiling heights, the skylight, the staircase, and the view over the park from the living room. The ground-floor suite opening onto the garden, along with children's and guest bedrooms upstairs, awaits a lively, welcoming family to bring the house to life...
In addition, an apartment of approximately 100 m², within the main building yet with its own independent entrance, further broadens the range of possibilities.
Summer kitchen, jacuzzi, carport, workshop, a great deal of elegance and a well-considered, attractive price: this mas is to be viewed without delay.
Welcome to the pure expression of Catalonia, with the Canigou as a backdrop.

Information on 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:	310.0 m²	Property tax:	€3.00
Number of rooms:	9 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 72

Greenhouse gas emissions (GHG) index: C 13

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