COLDWELL BANKER
EUROPA REALTY

House Perpignan 330 m²



SALE PRICE : 1 040 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Located in Cabestany, in the heart of a calm and privileged residential area, this stunning mas captivates with its impressive volumes, charm, and unique character.

Offering approximately 330 m² of living space, the property sits on a 1,300 m² plot with no overlooking neighbors, providing a rare and private living environment.

Upon entering, you will discover a magnificent living room of nearly 100 m², flooded with natural light and perfect for entertaining. The ground floor also includes a separate kitchen, a pantry, and a study, ideal for remote work or an additional bedroom.

Upstairs, a spacious landing leads to five bedrooms, including two with en-suite bathrooms, a further bathroom, and a sumptuous 45 m² master suite.

This mas elegantly combines character, generous volumes, and tranquility, while remaining close to local amenities and main roads.

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:	330.0 m²	Property tax:	€3.00
Number of rooms:	8 rooms	Number of bedrooms:	6 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 99

Greenhouse gas emissions (GHG) index: C 21

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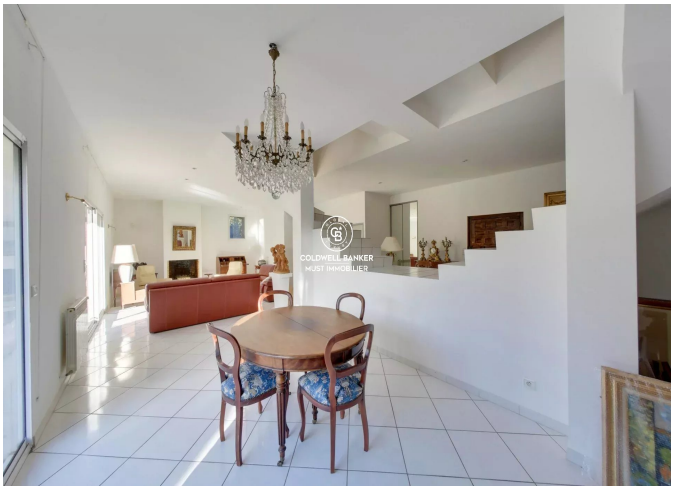
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