COLDWELL BANKER
EUROPA REALTY

House Perpignan 174 m²



SALE PRICE : 419 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Just a ten-minute walk from the Castillet, this attractive townhouse offers a peaceful living environment, combining character, generous living spaces, and a charming garden.

From the moment you step inside, the spacious open-plan living area is filled with natural light. The contemporary open kitchen blends seamlessly into the space, while an impressive glass atrium creates a striking connection with the garden, giving the home a unique architectural character.

Upstairs, a generous landing with a dedicated office area leads to a first bedroom with its own shower room, a separate WC, and a remarkable principal suite of approximately 45 m². Overlooking the glass atrium below, the suite further enhances the home's distinctive architectural appeal.

The property also benefits from a range of sought-after features, including ducted air conditioning, a separate WC on the ground floor, and a double garage—an exceptionally rare asset so close to the city centre.

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:	174.0 m²	Property tax:	€2.00
Number of rooms:	4 rooms	Number of bedrooms:	2 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 87

Greenhouse gas emissions (GHG) index: A 3

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