COLDWELL BANKER
EUROPA REALTY

House Prades 500 m²



SALE PRICE : 2 520 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

EXCLUSIVITY

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Rare Opportunity: Exceptional Maison de Maître in the Heart of the town
EXCLUSIVELY WITH COLDWELL BANKER

Nestled in a haven of greenery between the sea and the mountains, right in the heart of the city yet sheltered from view, this sumptuous bourgeois maison de maître of 500 m² elegantly combines the charm of the past with contemporary comfort.

Set on a landscaped park of 1.5 hectares, entirely planted with trees, this exceptional property offers a rare lifestyle — refined, intimate, and welcoming.

From the moment you enter, the volumes are striking. The 70 m² living space, bathed in light, opens onto a warm lounge, a serene winter garden, and a fluid flow towards the various reception areas.

The house offers eight suites, each with its own bathroom or shower room and private toilets, ensuring absolute comfort for a large family or a high-end hospitality project. An independent studio as well as a two-room apartment complete the property, ideal for hosting guests, accommodating staff, or developing a professional activity.

Outdoors, the features live up to the uniqueness of this residence:

A swimming pool for refreshing in complete privacy

A fully equipped summer kitchen for convivial moments

A private tennis court

A gym

A bamboo grove

A fountain

An old stone pond

And several outbuildings to suit all your needs.

This rare residence offers an incomparable art of living, in a privileged environment where everything is within walking distance: shops, restaurants, cinemas, schools, and transport.

Information on the risks to which this property is exposed is available on the Géorisques website:

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FEATURES

Property type:	House	Area:	500.0 m²	Number of rooms:	15 rooms
Number of bedrooms:	8 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): Not applicable -1

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

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