

Maison Canohès 288 m²



PRIX DE VENTE : 849 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

DESCRIPTION

West of Perpignan, nestled in the heart of a sought-after residential neighborhood, this architect-designed home with high-end finishes offers an exceptional living environment.

With a living area of 290 m², it features a bright 120 m² living space including a large lounge, dining area, and open kitchen, extended by a winter lounge fully opening onto the outdoors and the lap pool.

The 44 m² master suite on the ground floor includes a dressing room and a private bathroom.

Upstairs, there are four bedrooms, one with a shower room, an office, and a double shower room, providing a functional and comfortable sleeping area for the whole family.

The landscaped 1300 m² plot enjoys unobstructed views of the Canigou and an ideal exposure.

Reversible air conditioning, quality materials, generous volumes, and abundant natural light complete this rare property.

Information on the risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	288.0 m ²	Taxe foncière :	€3.00
NB de pièces :	7 rooms	NB de chambres :	5 bedrooms		

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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 73

Indice d'émission de gaz à effet de serre (GES) : A 2

