

Maison Perpignan 190 m²



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PRIX DE VENTE : 750 000 €

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EXCLUSIVITÉ

DESCRIPTION

Nestled in one of Perpignan's most sought-after neighborhoods, at the end of a quiet cul-de-sac ensuring absolute peace and privacy, this elegant villa built in the early 2000s stands out for its high-quality construction and impeccable condition. Flooded with natural light, it offers a serene atmosphere with breathtaking views of the Albères, Mount Canigou, and the Corbières hills.

Mostly arranged on one level, the house is centered around a spacious south-facing living area that opens onto a pleasant terrace and a recent swimming pool, perfect for relaxation. The kitchen, installed in 2017, connects directly to the living space, allowing for an easy and convivial flow.

The night area comprises three bedrooms, each with its own shower room and toilet, as well as a master suite with a walk-in closet and private shower room. A utility room, a separate toilet, and a garage complete this level (the garage has been converted into an independent suite with shower room and toilet).

Upstairs, a versatile room that can be used as an office, playroom, or additional guest bedroom opens onto an elevated terrace, offering stunning panoramic views of Mount Canigou and the Albères mountain range.

The landscaped garden, completely private and not overlooked, is designed to fully embrace the Mediterranean lifestyle: swimming pool with sun deck, barbecue area, pétanque court, vegetable garden, and several terraces overlooking the Corbières hills.

A private driveway allows easy parking for several vehicles.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	190.0 m ²	Taxe foncière :	€3.00
NB de pièces :	6 rooms	NB de chambres :	4 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 103

Indice d'émission de gaz à effet de serre (GES) : C 17



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