

Maison Perpignan 192 m<sup>2</sup>

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PRIX DE VENTE : 758 000 €

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## DESCRIPTION

In a rare and preserved setting just 15 minutes from Perpignan, this magnificent architect-designed villa with Mediterranean lines offers a unique living environment, set in a dominant position at the heart of a forested estate.

Fully renovated, this property of over 192 m<sup>2</sup> captivates with its remarkable brightness and generous volumes. The living room with fireplace, extended by a high-end contemporary kitchen, opens widely onto the outdoors thanks to superb pocket sliding glass doors, creating a seamless harmony between interior and nature.

The living spaces extend onto an elegant suspended terrace with spectacular views, as well as a vast wooden terrace featuring a heated swimming pool—an open invitation to relaxation.

The villa offers three suites, including a sumptuous master suite with dressing room, bathroom, jacuzzi, and sauna, along with an additional bedroom and flexible ancillary spaces to suit your needs.

Set on a landscaped plot of 2,394 m<sup>2</sup> arranged in terraces, the property also reveals a relaxation area with a pétanque court, overlooking an exceptional panorama between sea, plain, and the Pyrenean foothills. A true haven of peace...

Information regarding potential risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	192.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	5 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](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 97

Indice d'émission de gaz à effet de serre (GES) : A 3



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