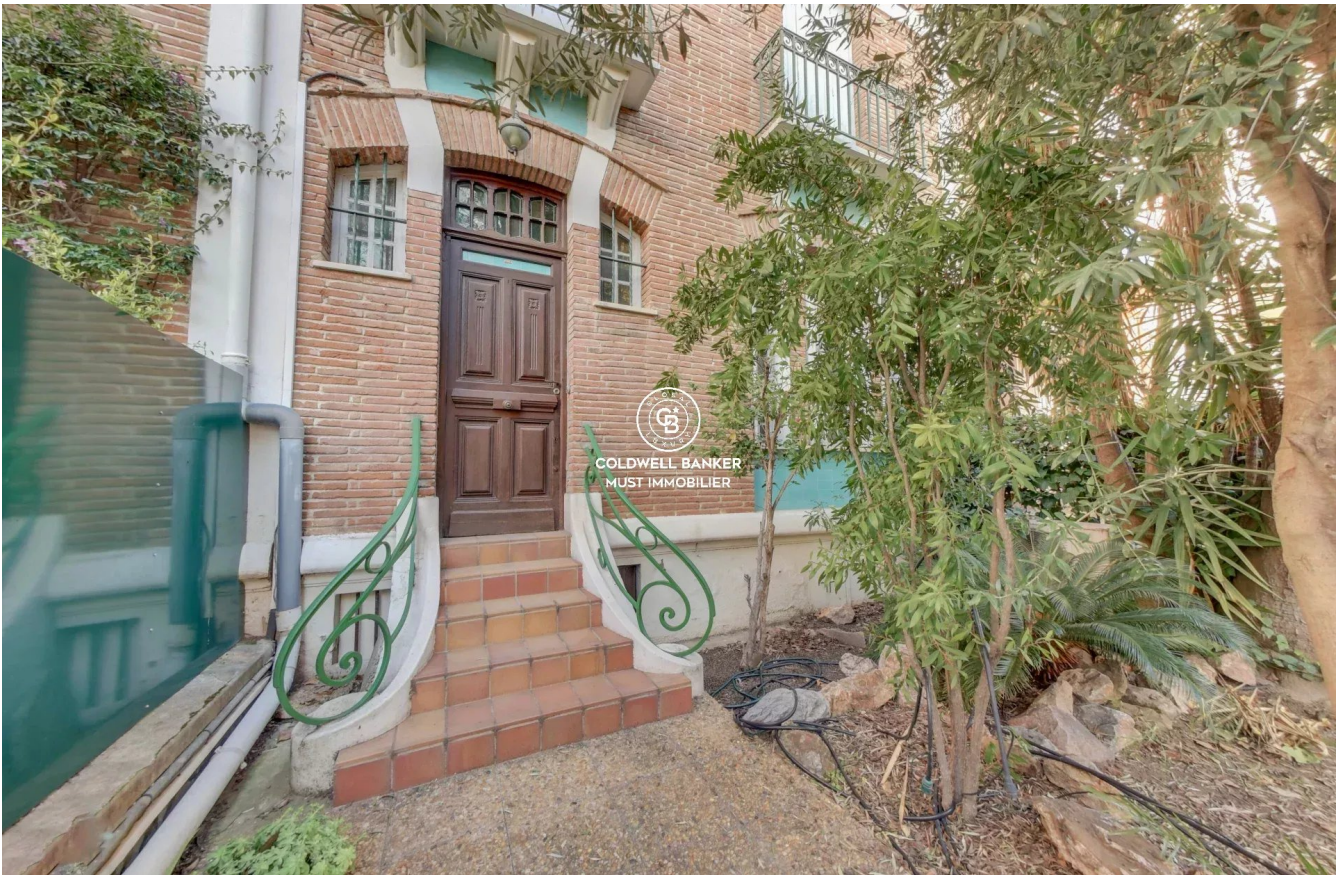


Maison Perpignan 200 m²



PRIX DE VENTE : 498 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

DESCRIPTION

Magnificent bourgeois house of approximately 200 m², ideally located on one of the most sought-after streets in Perpignan.

From the moment you arrive, this characterful home impresses with its elegantly crafted façade and intimate garden—a true asset in the city center, also allowing for parking of a vehicle.

The ground floor offers two spacious rooms, enhanced by beautiful stained-glass windows, with a shower room, which can easily be adapted as bedrooms, offices, or lounges according to your needs.

On the first floor, you will find a large, bright living area with an open kitchen, opening directly onto a pleasant terrace.

The upper level houses four comfortable bedrooms, complemented by a bathroom, providing a perfectly organized layout for family living.

Additionally, a basement cellar of approximately 60 m² completes this property, which boasts rare and high-quality features.

An exceptional character property, combining charm, generous proportions, and a privileged location on a highly desirable street in Perpignan.

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 :	200.0 m ²	NB de pièces :	7 rooms
NB de chambres :	6 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 84

Indice d'émission de gaz à effet de serre (GES) : C 14

