

Maison Perpignan 230 m<sup>2</sup>

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PRIX DE VENTE : 650 000 €

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## DESCRIPTION

Ideally located in a sought-after area near the center of Perpignan, this superb family home offers an exceptional living environment. From the entrance, you'll be charmed by the spacious hall and the quality of the materials used.

On the ground floor, you will find an independent apartment comprising a bedroom and a bathroom—perfect for hosting guests or for use as a rental unit. Two garages provide convenient parking and additional storage space.

On the first floor, the house features a fully equipped kitchen with dining area, as well as a bright living room with impressive high ceilings and unobstructed views of the surroundings. Two spacious bedrooms and a shower room complete this level, offering private spaces for everyone.

On the second floor, there is an additional bedroom with toilet and shower, a study, and access to a stunning terrace with views of the Albères and the Canigou mountains.

This detached house also includes a beautifully landscaped exterior with a south-facing swimming pool, perfect for relaxing and enjoying the sun all year round.

Don't miss this rare opportunity to acquire a quality home.

Information on the 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 :	230.0 m <sup>2</sup>	Taxe foncière :	€4.00
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) : Not applicable -1

Indice d'émission de gaz à effet de serre (GES) : Not applicable -1

