

Maison Perpignan 251 m<sup>2</sup>

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PRIX DE VENTE : 800 000 €

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## DESCRIPTION

Located on the beach road, this impressive 245m<sup>2</sup> architect-designed villa offers a prime location, overlooking one of the town's most sought-after neighborhoods. With spacious volumes and ingenious design, this property boasts a 65m<sup>2</sup> living area and a 25m<sup>2</sup> TV lounge. The 5 bedrooms, including a 36m<sup>2</sup> master suite on the ground floor, provide comfort and privacy. The 145m<sup>2</sup> basement offers multiple possibilities. The interior is perfectly arranged and open onto a carefully landscaped exterior, offering total privacy. The infinity pool, heated and tiled, borehole, automatic watering system, terraces, and fireplace are just some of the numerous amenities of this exceptional property. A unique opportunity not to be missed!

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

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	251.71 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	6 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](http://www.georisques.gouv.fr)

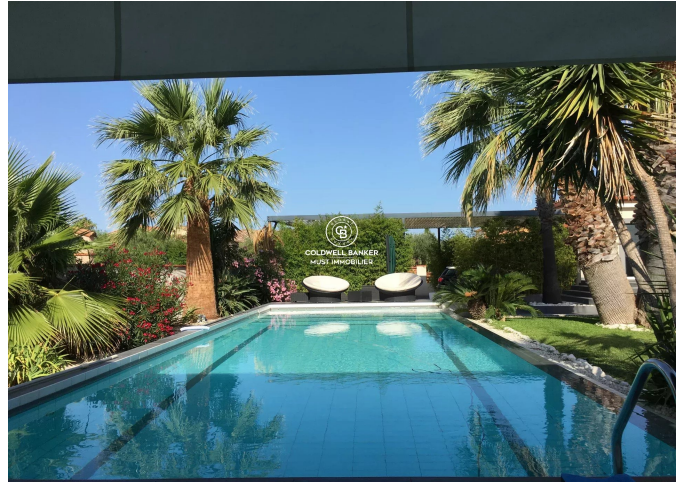
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 96

Indice d'émission de gaz à effet de serre (GES) : C 18



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