

Maison Perpignan 280 m<sup>2</sup>

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PRIX DE VENTE : 935 000 €

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## DESCRIPTION

We present this beautiful Mediterranean property with 5000m<sup>2</sup> of land, a true haven of peace! With its 280m<sup>2</sup> of living space, it features a majestic entrance and a double living room with travertine flooring, bathed in sunlight through large south-facing french doors.

The high-end, separate kitchen of 35m<sup>2</sup> opens onto the terraces and the magnificent landscaped garden. The ground floor sleeping area includes three bedrooms, one of which is a suite offering optimal comfort for family and guests.

Upstairs: two further bedrooms, one of which has a loggia, perfect for relaxation.

A masonry swimming pool and a pool house provide a refreshing retreat during hot summer days. You can enjoy your privacy in this beautiful, secluded garden.

The property also includes a versatile space: a storage room with independent access that can be transformed into a studio or workshop.

A carport and a garage complete this property.

Located in one of the most sought-after neighborhoods of Perpignan and near the Roussillon beaches, this property is ideal for lovers of tranquility and sports, with a tennis court available.

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 :	280.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	7 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 129

Indice d'émission de gaz à effet de serre (GES) : D 39



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