

Maison Perpignan 297 m<sup>2</sup>

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PRIX DE VENTE : 1 850 000 €

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## DESCRIPTION

Nestled in a bucolic setting in Perpignan, this recently built and perfectly maintained villa offers a haven of peace in the heart of the countryside. Located in a quiet environment and surrounded by beautiful properties, it combines elegance, comfort, and serenity.

An exceptional natural setting: A vast wooded park surrounded by greenery, ideal for nature and peace lovers. The surroundings are notable for their tranquillity and neighboring quality homes.

Meticulously designed outdoor spaces: A large private pool, a fully fitted summer kitchen, and areas to relax or entertain.

Space and natural light: 300 m<sup>2</sup> on one level, including a spacious and bright living area with a cozy lounge and a fully equipped kitchen.

Comfort and modernity: 1 office and 4 bedrooms, including a master suite with a walk-in closet and private bathroom, featuring high-end materials and refined decor.

Outbuildings and functionality: A large garage that can accommodate several vehicles and practical annexes to meet specific needs (workshop, storage, etc.).

This villa offers the perfect balance between peaceful living and proximity to amenities. A true gem for those seeking tranquility, just minutes from Perpignan.

An opportunity in a sought-after area!

Information about 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 :	297.56 m <sup>2</sup>	Taxe foncière :	€6.00
NB de pièces :	8 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) : In progress -2

Indice d'émission de gaz à effet de serre (GES) : In progress -2



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