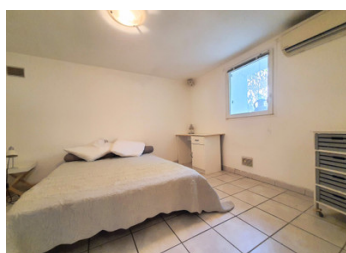
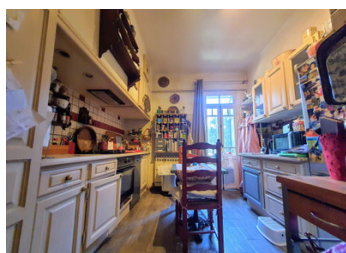
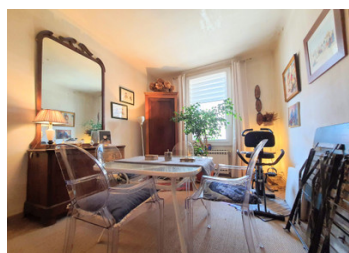


Character Property - APARTMENT 2 BED + APARTMENT 1 BED + PRIVATE GARDEN, in Las Cobas, PERPIGNAN

EXCLUSIVE



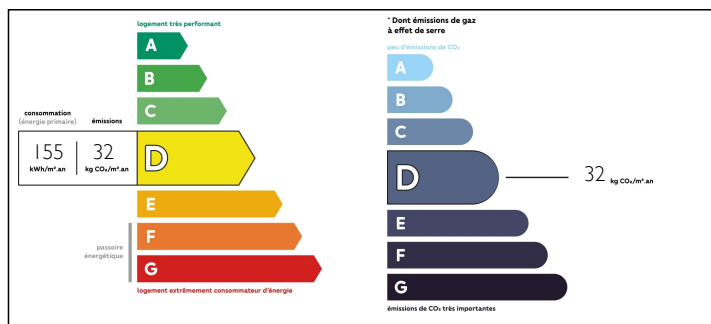
## INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	74.52 m2
Outside Space:	85 m2

## IN BRIEF

UNDER OFFER - 1920's property located on a residential side street in the quartier Las Cobas, close to all amenities and 15 mins walk to Perpignan centre. Over 120m2 of useable space plus large garden! Property includes 2 bedroom character apartment 74,52m2 habitable space, separate 1 bedroom basement conversion 30m2 useable space, separate cellar and a large private garden over 90m2. A perfect city break crash pad, holiday home or main residence, with additional rental income potential and a garden that is not overlooked.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 1170 EUR

## NOTES

## DESCRIPTION

Great location in Perpignan, with airport and train station easily accessible via public transport, making this a perfect place as a base in the South of France.

Period building of which the basement conversion, garden, cellar and ground floor level apartment are included in this sale.

Co-property with just one other apartment on the 2nd floor, no monthly charges or syndicat.

Spacious apartment full of original features, including cement tiles and fireplace.

- Entrance hallway
- Open plan living area of lounge and dining space with air conditioning.
- Kitchen with steps down to private garden level
- Shower room
- wc
- Bedroom 1 leading into
- Bedroom 2
- Garden
- Private garden (sole access from kitchen steps) not overlooked
- mature lemon and fig trees
- paved seating areas and terrace
- amazing potential to create a beautiful outdoor space

Basement Level - independent access

- Basement conversion with open plan living area and corner kitchen plus air conditioning
- Bedroom
- Bathroom

- Cellar with shower room and wc fitted
- Storage area

Property features:

- Mostly double glazed
- Recent gas condensation boiler
- fibre internet
- air conditioning
- interphone