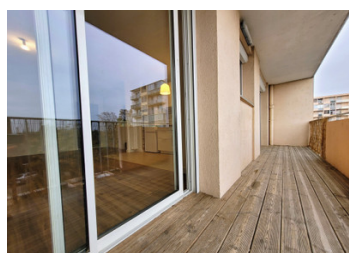


**UNDER OFFER** Contemporary and modern 1 bed apartment with terrace, parking and cellar. Central location



## INFORMATION

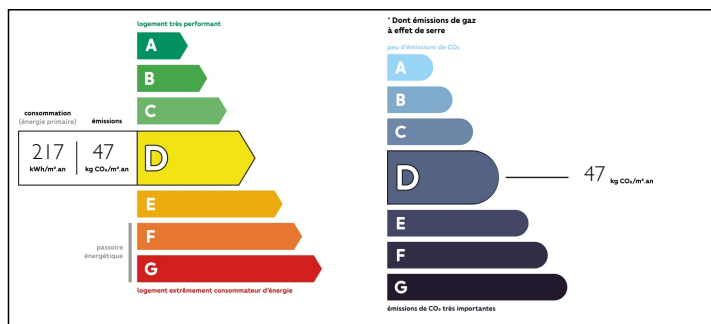
Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	1
Bath:	1
Floor:	46.57 m2
Outside Space:	10 m2



## IN BRIEF

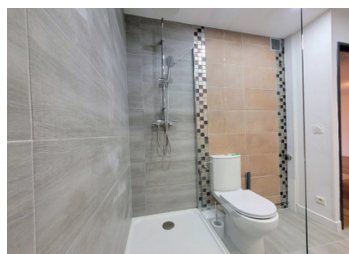
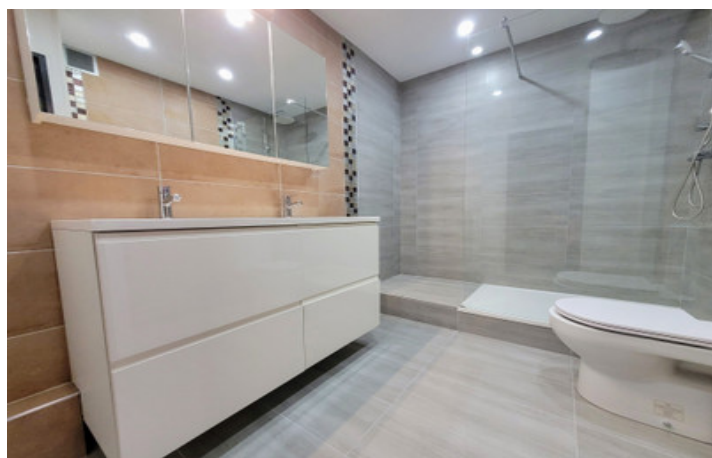
The district Les Platanes is a short walk to central Perpignan, all amenities are close by and Perpignan offers a train station and airport. 15 mins to beaches and 1h30 to ski resorts Located on the 2nd floor of a well maintained building with fibre internet, lifts and reduced mobility access. Recently renovated 1 bedroom apartment presented in a "brand new" condition featuring a contemporary design throughout. Open plan living area with air conditioning, fitted and equipped kitchen, bedroom, shower room and cellar. Lounge and bedroom open onto a large terrasse with an open view, creating a bright apartment which is not directly overlooked. Plenty of parking in secure gated parking lot.

## 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: 990 EUR

## NOTES

## DESCRIPTION

Just a short 15 min walk to the very centre of Perpignan, 15 min drive to the nearest beaches at Canet en Roussillon or 1hr30 to the closest ski stations.

This apartment is ideally placed to be a main residence, city crash pad or holiday home.

Excellent rental potential when not being used by owner as short or long term let.

Open plan living area that is bright and spacious, with a stunning fitted and equipped kitchen 29,60m2. Opening out onto a decked terrace with far reaching views that is not directly overlooked.

Bedroom with storage cupboards, again opening out onto the decked terrace.

Shower room with a contemporary design and walk-in shower.

Storage cupboard.

Double glazing

Electric roller shutters

Reversible air conditioning

Collective heating

Individual cellar on basement level, approx 6m2, offering secure storage and accessible by lift

Secure gated parking

Charges of 150 euros/month include heating (collective), hot and cold water

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>