LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35574MSY66 Price: 63 000 EUR

agency fees to be paid by the seller

Superb one-bedroom apartment in Saint-Jean, the historic heart of Perpignan















INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	1
Bath:	1
Floor:	40 m2
Plot Size:	0 m2

IN BRIEF

Located in the heart of Perpignan, with countless shops, cafés and restaurants on its doorstep, this 40m² one-bedroom apartment is very well situated in an area renowned for its artists' studios and artisan shops. It is also a few minutes' walk from a cinema which frequently shows films in their original language.

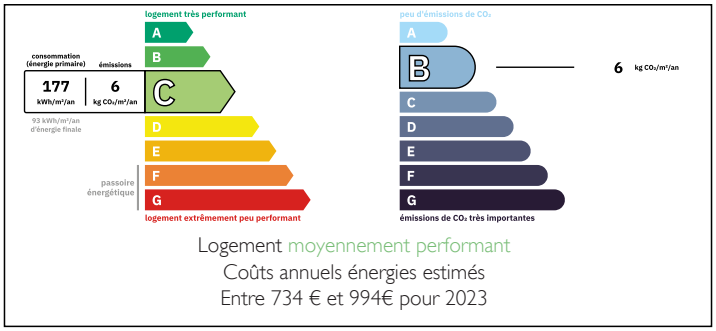
The living area is bright and airy and the spacious bedroom is a haven of peace, ideal for recharging the batteries after a busy day. Both rooms have characterful, attractive wooden beams. The kitchen and shower room have been recently installed.

The apartment is ideal as a permanent home or holiday bolt-hole, and it has excellent proven rental potential.

If you're looking to maximise your earning potential, the owner is also selling the studio apartment across the hall!

This is a great opportunity in a sought-after area at an extremely reasonable price, so if it's of interest, contact us as soon as possible!

ENERGY - DPE



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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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **850 EUR**

NOTES

DESCRIPTION

This lovely one-bedroom apartment in the historic centre of Perpignan is within 5 minutes' walk of countless shops, cafés and restaurants, plus a cinema which frequently shows films in their original language. In an area renowned for its artists' studios and artisan shops, this is a very desirable location.
In a small building with just 4 other apartments, the annual charges are very low.
The apartment has been successfully rented out in the past, so there is excellent potential for generating revenue if you are not using it yourself.
And if you're looking to maximise your earning potential, the owner is also selling the studio apartment across the hall!
This is a great opportunity in a sought-after area at an extremely reasonable price, so if it's of interest, contact us as soon as possible!

The apartment comprises :
Living room (21m²) – light and airy with attractive wooden beam
Bedroom (11m²) – with built-in wardrobe and attractive wooden beam
Kitchen (4m²) – recently installed
Shower room with WC (3.5m²) - recently installed

Additional information is available on request.
All measurements are approximate and non-contractual.

Perpignan, the dynamic capital of the Pyrénées-Orientales, offers an outstanding quality of life with its unique blend of Mediterranean charm and Catalan culture. Boasting over 300 days of sunshine a year, the city enjoys a warm climate, and vibrant markets. One of Perpignan's greatest advantages is its prime location. Just a short 15-minute drive from the Mediterranean coastline, you can enjoy beautiful beaches in the summer and excellent ski slopes in the winter. Renowned ski resorts like Font-Romeu and Les Angles are an hour and a half away, making weekend ski trips easy and...