

* PRICE REDUCED! * Impressive Two-Bedroom Penthouse Apartment with Panoramic Views in Prime Location

EXCLUSIVE



INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	68 m ²
Outside Space:	10 m ²

IN BRIEF

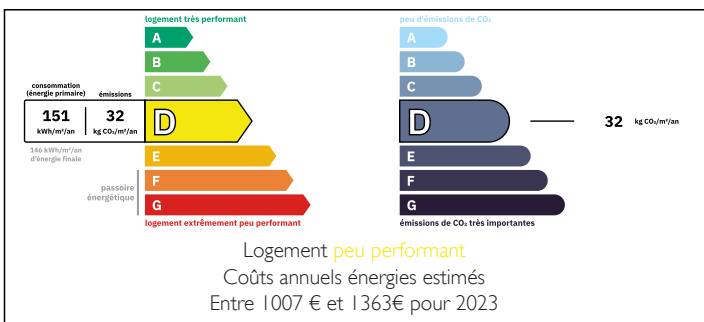
Set at the top of a fully refurbished building, this beautiful 2-bedroom penthouse apartment offers spectacular views of the Pyrenees. Bathed in natural light with large French doors, it enjoys outstanding views, enhanced by a dual-aspect layout with balconies on both sides and private terrace. The Mediterranean is also visible.

Thoughtfully designed, the apartment comprises two well-proportioned bedrooms, a stylish bathroom and separate WC, walk-in wardrobe discreetly positioned between the bedrooms, while the fully fitted kitchen, complete with appliances and all tableware, is complemented by a practical utility room. The living spaces flow effortlessly to the outdoor areas.

A real plus is the private basement cellar, accessible via an internal door and an external door for easy access. Ideal for storing mopeds, scooters, bikes, prams or other belongings.

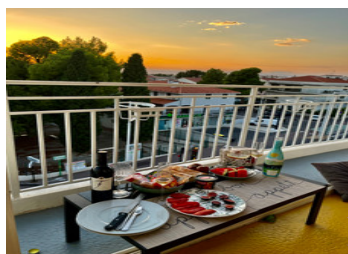
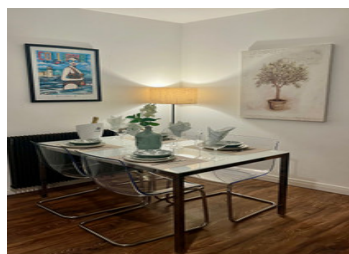
A comprehensive interior and exterior

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.



DESCRIPTION

With its light and bright interior, location near to the city centre and a short drive to several beaches, the exceptional view of Mount Canigou, the terrace and large balconies, this 2-bedroom apartment is perfect as a principal residence, elegant pied-à-terre, or premium investment opportunity.

Key Features:

- Prestigious location directly opposite the main entrance to Perpignan University
- Exceptional views of Mount Canigou
- Excellent transport links with a bus stop just 10 metres from the residence
- Five minute journey to Perpignan city centre by bus and five minutes to the countryside.
- 15–20 minutes by car to the Mediterranean beaches
- Just over an hour to the heart of The Pyrenees, offering year-round hiking and winter skiing opportunities
- Perpignan Airport 15 minutes away
- 30 Minutes to Spain
- A wide range of amenities within easy reach, including shops, cafes and services
- Dual-aspect design with balconies on both sides, including a private terrace
- Large living room with direct balcony access
- Two large bedrooms with doors onto the balcony with dedicated corridor and storage cupboard
- Walk-in wardrobe discreetly positioned between both bedrooms
- Separate WC, independent from the main bathroom
- Utility room adjoining the separate kitchen, providing practical storage and laundry room
- Large private cellar with internal and external access
- Shutters completely refurbished in 2024
- Fully furnished, ready for immediate occupancy
- Sought after location, Moulin à Vent, with university, schools, crèche, sports complex, indoor swimming pool and tennis club nearby

LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES