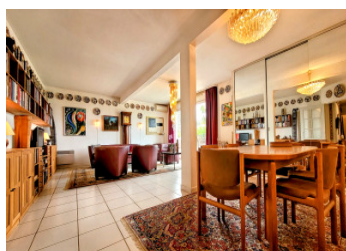
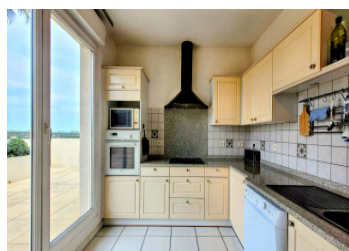


Luxury Appartment 3 bedrooms, 2 garages, cellar, vast wrap around terrasse. Close to central Perpignan



INFORMATION

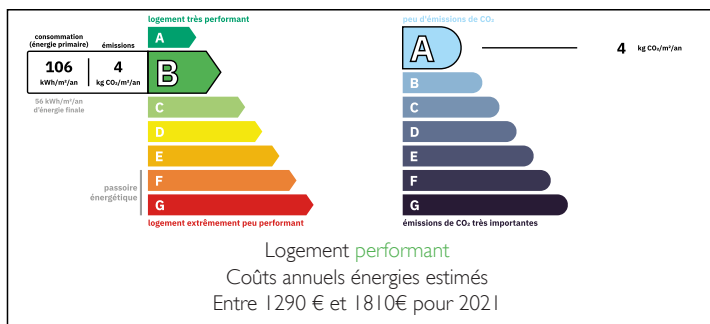
Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	129 m2
Outside Space:	115 m2



IN BRIEF

In the prestigious Résidence Babylone in Perpignan, 30 min walking distance from the city centre, discover this superb 130 m² apartment located on the second floor with lift access. It offers a spacious living and dining area, a large independent kitchen, three bright bedrooms, and two shower rooms. Each room opens onto a magnificent 113 m² garden-style terrace, a true outdoor living space offering peace, greenery, and open views — a rare feature. In good condition, the apartment also includes two private garages in a secured parking, and a cellar. A high-end, peaceful, and green residence located just 15 minutes from the beaches and seaside resorts.

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: 3008 EUR

Taxe habitation: 2949 EUR

NOTES

DESCRIPTION

In the highly sought-after Résidence Babylone in Perpignan — an exclusive residence offering peace, security, and an elevated view over the city — discover this superb 130 m² apartment on the second floor with lift access, just a few minutes' walk from the city centre.

This exceptional property comprises three bright bedrooms (14.59 m², 13.37 m², and 10.95 m²), a spacious 45.21 m² living and dining area, and a large independent 17.28 m² kitchen. Every room opens onto a magnificent 113 m² garden-style terrace, a true extension of the living space, perfect for enjoying the Mediterranean climate and entertaining in style.

The apartment also offers two modern shower rooms, ample storage, and high-quality finishes.

For convenience and security, it includes two private garages in a secured covered parking, and a cellar.

In good condition, this property combines comfort, generous proportions, and premium features in a serene and green environment.

Ideally located, it offers easy access to central Perpignan and is just 15 minutes drive from the beaches and coastal resorts of the Mediterranean.

A rare property on the market — not to be missed.

Additional features:

Reversible air conditioning • Double glazing • Electric roller shutters • Lift • Visitor parking

Co-owned building of 100 units
Provisional annual charges: 2400€

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