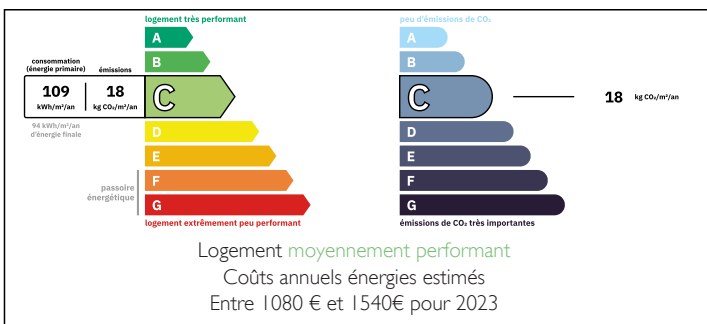


Spacious 3-bed apartment in Perpignan, no work needed – ideal investment, family home or city base

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	92 m ²
Plot Size:	0 m ²

IN BRIEF

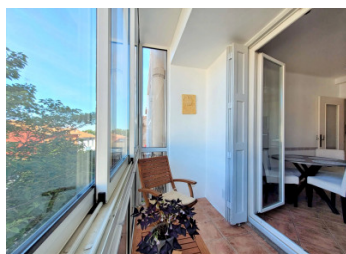
Ideally located within walking distance of shops, cafés, transport and amenities, this bright and spacious dual-aspect 3-bedroom apartment is on the 2nd floor of a well-maintained residential building.

In excellent condition with no work required, it offers generous proportions throughout: a light-filled lounge opening onto a balcony, modern fitted and equipped kitchen with loggia, three large bedrooms of over 12 m² each, shower room and separate WC. A private cellar provides additional storage, with free on-street parking available nearby.

The large bedrooms and ready-to-let condition make it an excellent rental investment, including student or shared accommodation, while equally suiting a family or buyers seeking an easy-maintenance city base. Just 7 km from Perpignan airport, 2 km from the TGV station and around 15 km from Mediterranean beaches.

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: 1552 EUR

NOTES

DESCRIPTION

Located in the popular Remparts Sud area of Perpignan, this apartment enjoys an ideal location within walking distance of shops, schools, transport and all amenities, with free parking nearby.

Bright and spacious dual-aspect 3-bedroom apartment situated on the 2nd floor of a well-maintained residence. Presented in excellent condition throughout, the property requires no work and benefits from beautiful volumes and high ceilings of 2.7 m.

Accommodation comprises:

Bright 25 m² lounge with access to a front balcony
Fully fitted and equipped 10 m² kitchen opening onto a bright and spacious loggia
Entrance hallway with storage cupboards and bedrooms with fitted wardrobes
Bedroom 1: 12 m²
Bedroom 2: 13 m²
Bedroom 3: 13 m²
Bathroom with laundry area
Separate WC
Private 12 m² cellar with electricity

Extras:

Reversible air conditioning
Double glazing
Gas boiler
Recent electrical installation
Dual-aspect apartment
No work required

Ideal as a main residence, holiday home or rental investment.

*Charges include cold water

AI is only used occasionally to add furniture or furnishings for visualisation. Room features, dimensions, layout, and condition are never altered. Original images are available on request.