LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45373SSA66 Price: 349 999 EUR

agency fees to be paid by the seller

Three-bedroomed apartment in the heart of Port-Vendres, close to the harbour, restaurants and shops















INFORMATION

Town:	Port-Vendres
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	88 m2
Outside Space:	14 m2

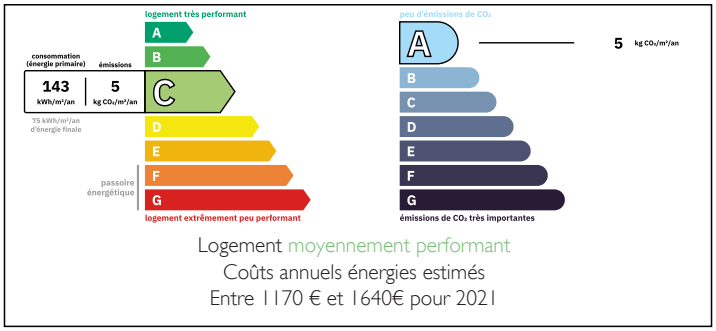
IN BRIEF

Situated in the highly regarded Le Nautilus residence, just a short stroll from the harbour and town centre of Port-Vendres, this attractive three-bedroom apartment offers comfortable accommodation in a secure and convenient location.

The property comprises a bright living room opening onto a private terrace, providing a pleasant outdoor space for relaxing and dining. There are three bedrooms, including one with a large roof window that fills the room with natural light. The apartment also benefits from a shower room with WC and a separate guest toilet.

Port-Vendres is one of the most authentic and picturesque fishing ports on the French Mediterranean coast. Nestled between the sea and the foothills of the Pyrenees, it offers a relaxed year-round lifestyle, beautiful coastal scenery and excellent local amenities. The property is ideally positioned to enjoy some of the region's most sought-after destinations.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1170 € et 1640€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1732 EUR**

NOTES

DESCRIPTION

Le Nautilus is a secure and well-maintained residence with controlled access and a lift to all levels. A particular advantage is the dedicated lower-level parking space, a highly sought-after feature in this popular coastal area. Residents also benefit from private pedestrian access via the lift directly onto the harbour front. This unique feature offers exceptional convenience and may be especially appealing to those seeking easy access to local amenities with minimal walking.

The apartment enjoys a peaceful aspect while remaining only moments from the waterfront, marina, restaurants, cafés and shops that make Port-Vendres such a desirable place to live and visit.

Measurements
Hall 6.45m2
Sitting room 29.56m2
Kitchen 4.02m2
Bedroom with veluxe window 12.6m2
Bedroom 2 11.02m2
Bedroom 3 10.31m2
Shower room 7.13m2
WC 1.42m2

The vibrant city of Perpignan, with its airport, high-speed rail connections, shopping, culture and healthcare facilities, is approximately 30 minutes away by car. Regular flights connect Perpignan with several major European destinations, making the apartment easily accessible for international owners and visitors. The straightforward journey from the airport to Port-Vendres adds to the property's appeal as both a holiday home and a permanent residence.

Port-Vendres also benefits from its own railway station, providing convenient connections along the Côte Vermeille and to Perpignan, where high-speed TGV services connect with major French cities, including Paris. This excellent transport...