LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48213MSY66 Price: 79 950 EUR

agency fees to be paid by the seller

Lovely apartment in the historic centre of Perpignan with large bedroom + office

EXCLUSIVE















INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	1
Bath:	1
Floor:	55 m2
Plot Size:	0 m2

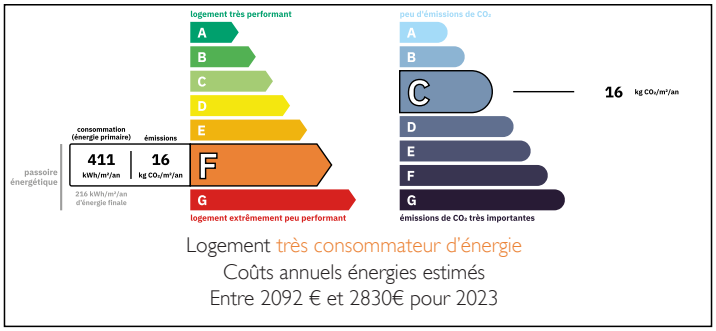
IN BRIEF

This delightful first-floor apartment is ideally situated in the heart of Perpignan's historic centre. Full of character, its light and bright feel is accentuated by its high ceilings. Just a short stroll from the city's countless cafés, restaurants and vibrant local amenities, it couldn't be more conveniently situated.

The apartment comprises a spacious bedroom, a separate office which is ideal for working from home or accommodating guests, a modern kitchen and a shower room. Overlooking a lush, leafy garden, the apartment enjoys a pleasant outlook and a sense of tranquillity in the midst of city life. The large cellar on the ground floor is very practical for additional storage.

This is a perfect property as a charming city retreat or a permanent home, and it has proven rental potential if you are interested in making some money when you are not using it. This is a lovely apartment in this popular and lively Catalan city, so contact us for further details or to arrange to visit!

ENERGY - DPE



Logement très consommateur d'énergie

Coûts annuels énergies estimés

Entre 2092 € et 2830€ pour 2023

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:	**850 EUR**

NOTES

DESCRIPTION

This lovely 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.
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.
The apartment comprises :
Light and bright living room (22m²)
Bedroom (14m²)
Office, which could be used as a 2nd bedroom (8m²)
Kitchen (4m²)
Shower room with WC (4m²)

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 accessible. Perpignan is also perfectly positioned, half an hour from the Spanish border, with Barcelona just two hours away by train or car.
This proximity offers endless opportunities for cultural exploration, shopping, and dining, blending the best of its French and Spanish influences. The region is famous for its excellent food and wine, with vineyards stretching across the scenic Roussillon countryside. With a relaxed pace of life, rich history...