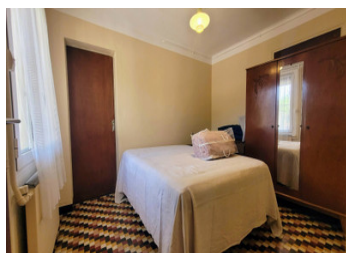
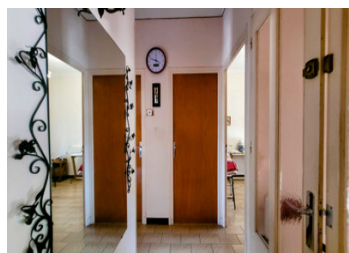
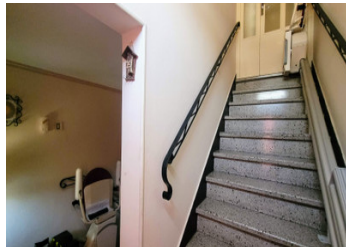


4 BED TOWN HOUSE with garage, parking, garden and possible studio or workshop. Quiet area SAINT ASSISCLE



INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	6
Bath:	2
Floor:	90 m2
Plot Size:	204 m2



IN BRIEF

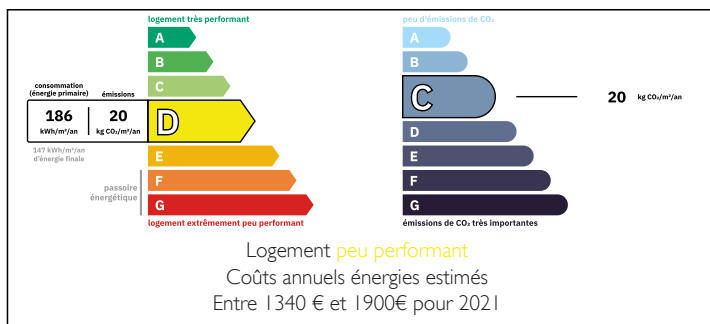
This 4/5 bed villa is located in a very quiet area of the city of PERPIGNAN, in the district of SAINT ASSISCLE. A 10 min walk to the train station, public transport close by and airport easily accessible.

A 1960's split level villa, with 3 bedrooms, lounge, kitchen and bathroom on 1st floor and garage, bedroom, bathroom, kitchen, laundry room on ground floor.

A chair lift is available to reach all levels for those with restricted mobility.

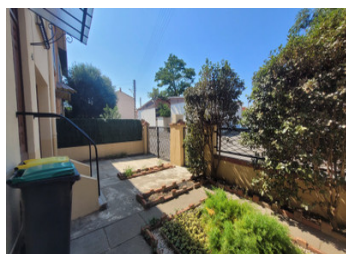
Ideal for creating 2 separate living areas.

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 habitation: EUR

NOTES

DESCRIPTION

Located on a residential street with all commerce close walking distance and 10 mins on foot to train station.

This 1960's villa offers a bright and spacious main living area on 1st floor with the option to have a self contained studio and garage on the ground floor. Off road parking, a garden to front and rear, 1st floor balcony and open views.

House offer approx. 90m2 habitable space plus garage 18m2.

Ground floor :

- garage 18m2
- bedroom and shower room with wc 12m2
- kitchen - 10m2
- bedroom - 8m2
- laundry room 6m2

1st floor :

- living room 18m2 with wood burner and air conditioning
- bedroom 1, 9m2 with built in cupboards
- bedroom 2, 11m2 with built in cupboards
- bedroom 3, 11m2 with built in cupboards
- shower room
- wc
- kitchen 7m2 and balcony

Exterior :

- gardens to front and rear

Extras:

- double glazing
- electric roller shutters
- built in fly screens
- recent gas boiler
- stair lift to all levels
- well and automated watering system
- east facing
- loft access