

Spacious 2 bedroom apartment 120m2 with harbor views from the balcony, in a prime central location

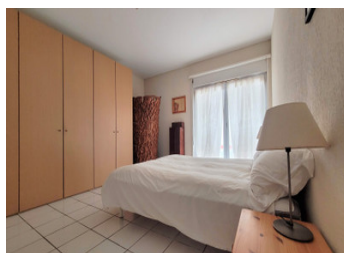
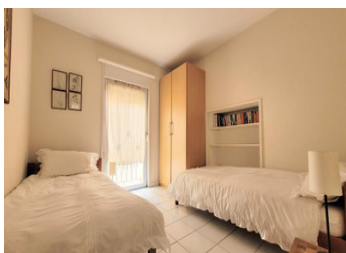


## INFORMATION

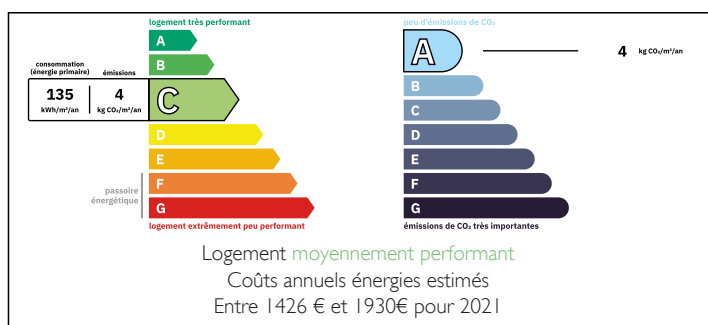
Town:	Port-Vendres
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	120 m2
Outside Space:	3 m2

## IN BRIEF

Nestled in the heart of Port Vendres, a charming harbour town brimming with cafes, restaurants, and a convenient train station, this delightful apartment offers a spacious 120m<sup>2</sup> of living space. Featuring a lounge (62m<sup>2</sup>), a separate kitchen, two comfortable bedrooms, a bathroom, and a WC, this home provides a cozy and functional layout. There's potential to reconfigure the space into a three-bedroom apartment, catering to your needs. Step out onto the balcony and enjoy a serene view of the bustling port, perfect for relaxing or entertaining. An ideal blend of comfort and location

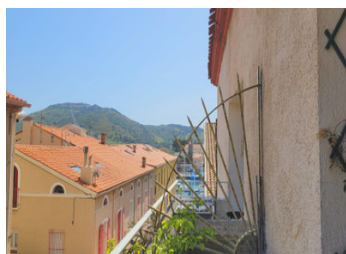


## ENERGY - DPE



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.



## DESCRIPTION

Located in the heart of Port Vendres, just steps away from the picturesque harbour, this apartment offers a fantastic opportunity to live in a traditional village with vibrant year-round events and activities. Enjoy easy access to Perpignan via the nearby train station, with connections to the airport and TGV routes. A short drive brings you to Spain, with convenient access to Girona and Barcelona airports.

Incredible Value at only €2,083 per m<sup>2</sup>!

Situated on the 2nd floor of a well-maintained building with secure entrance, the apartment is on a peaceful side street with free on-street parking.

### Apartment Features:

Spacious 120m<sup>2</sup> layout with a bright 62m<sup>2</sup> living area, featuring two large patio windows and a balcony with beautiful view towards the port.

Separate, fully equipped 10m<sup>2</sup> kitchen with an additional 2.5m<sup>2</sup> laundry room.

Bedroom 1 (16m<sup>2</sup>) with built-in storage.

Bedroom 2 (9m<sup>2</sup>) with a charming Juliette balcony.

Bathroom with bath, shower, and washbasin.

Separate WC.

Hallways (9m<sup>2</sup> + 6m<sup>2</sup>).

Endless Potential: The apartment offers the option to reconfigure into an open-plan kitchen and living room, with the possibility of transforming the separate kitchen into a spacious en-suite third bedroom.

### Additional Features:

Electric radiators.

Intercom entry system.

Double glazing for added comfort.

Please note: The building does not have a lift and no designated parking space.

All room measurements are approximate

-----

## LOCAL TAXES

**Taxe foncière: 1835 EUR**

**Taxe habitation: EUR**

## NOTES