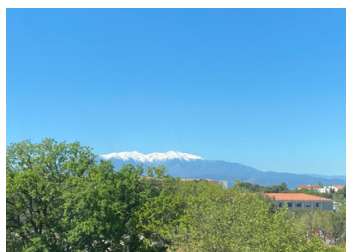
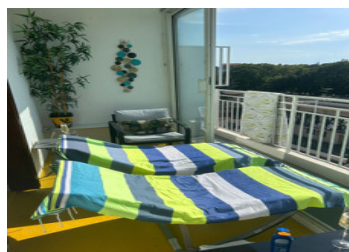
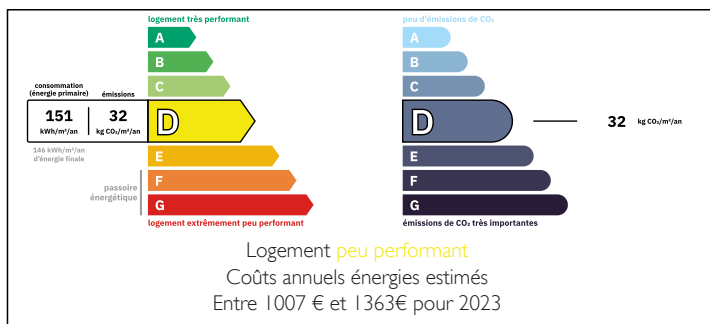


Lovely 2-bedroom fully-furnished apartment, next to the university

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	68 m ²
Plot Size:	0 m ²

IN BRIEF

Located in the sought-after Moulin à Vent area of Perpignan, this beautifully maintained and fully furnished 2-bedroom apartment is perfect as a permanent home or cosy holiday bolthole. A stone's throw from the university and all essential amenities, it also has easy access to the city centre and is a 15-20 minute drive from numerous sun-soaked Mediterranean beaches.

Completely ready to move into, the apartment boasts a spacious layout and is very light thanks to several double-glazed French windows on both sides. As well as its large east-facing balcony, its covered west-facing terrace is perfect for relaxing late into the evening and enjoying the view of the majestic Mount Canigou.

If you fancy earning good money when not using it yourself, the apartment has a proven record of short-term rentals to students, professionals, and holidaymakers alike.

If you're looking for a...

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: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

With its light and bright interior, location near to the city centre and a short drive to several beaches, the view of Mount Canigou, the covered terrace and large balconies, this 2-bedroom apartment is a perfect holiday retreat.

These are the features which easily attract holidaymakers and students alike, for those wanting to earn some income through short or medium term rentals, and being fully furnished, you can start using it or renting it out immediately!

The apartment comprises:

- Living room (18m²) leading to large balcony
- Covered terrace (6m²), leading to large balcony
- Fitted and equipped kitchen (7m²)
- Bedroom 1 (14m²) leading to covered terrace
- Bedroom 2 (11m²) with balcony
- Walk-in dressing room (2m²)
- Bathroom (5m²)
- Storage room (1.5m²)
- Utility room (2m²)

In the basement of the building is a very useful private storage room, which at 5m² is bigger than most of its type.

If you want a lovely hassle-free property with no work to do, where you can put your bags down and get on with enjoying it right away, get in touch to arrange a visit!

Additional information is available on request.

All measurements are approximate and non-contractual.

Co-owned building of 8 units

Provisional annual charges: 900€

Information about risks to which this property is