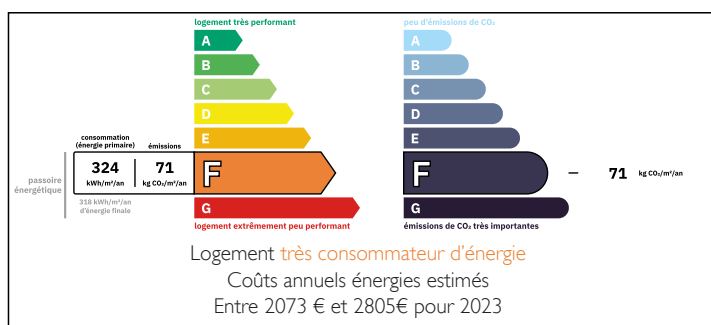


Spacious, characterful 2-bedroom apartment in the heart of Perpignan



## ENERGY - DPE



## INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	66 m²
Plot Size:	0 m²

## IN BRIEF

This bright and spacious 2-bedroom apartment is ideally located in the vibrant heart of Perpignan, with easy access to countless shops, restaurants and cafés, a cinema, public transport and all local amenities.

Being on the 3rd floor, it benefits from plenty of light which streams through the large double-glazed windows on all 3 sides of the apartment. It also has direct access to the shared terrace, ideal for sunny al fresco meals or enjoying a glass of wine or two while watching the sun go down.

Next to the terrace, there's also a very handy storage space which belongs to the apartment.

Although the apartment is perfectly habitable immediately, you may nevertheless want to put your own mark on it, with minor modifications or modernisations.

This one lends itself very well to being a low-maintenance city-break getaway or a permanent home.

Central...

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

With its light and bright interior, large rooms, location right in the heart of the city centre and a short drive to several beaches, this 2-bedroom apartment with sunny shared terrace is perfectly placed to be a low-maintenance city-break getaway or a permanent home.

The apartment comprises:

- Living room (18m<sup>2</sup>) with 2 large double-glazed windows
- Fitted and equipped kitchen (9m<sup>2</sup>)
- Bedroom 1 (12.5m<sup>2</sup>) with 2 large double-glazed windows
- Bedroom 2 (13m<sup>2</sup>) with large double-glazed window
- Bathroom (6m<sup>2</sup>)
- WC (1m<sup>2</sup>)

There's also a very useful storage space by the terrace.

This is a great property for someone looking for a well-located apartment which they can use immediately, and maybe update and improve over time. It's bound to get snapped up soon, so get in touch to arrange a visit!

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Additional information is available on request.

All measurements are approximate and non-contractual.

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Co-owned building of 8 units  
Provisional annual charges: 800€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 850 EUR**

**Taxe habitation: EUR**

## NOTES