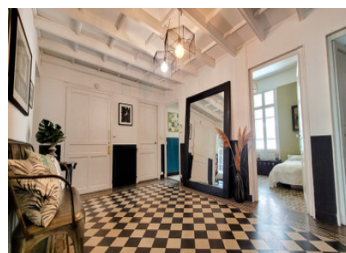
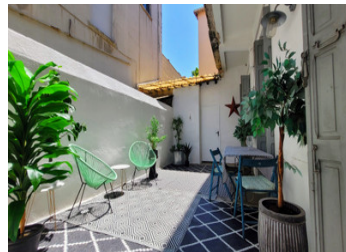


Perpignan Centre CLEMENCEAU 94 m 3-Bed Apartment with 28 m Terrace, Steps from Shops, Cafés, and Restaurants



## INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	92.2 m2
Outside Space:	30 m2



## IN BRIEF

## Downtown Perpignan – 3-Bedroom Apartment with Large Terrace

Located in the heart of Perpignan, just steps from shops, cafés, restaurants, and the Théâtre de l'Archipel, this 94 m² apartment offers comfortable living in one of the city's most sought-after central neighborhoods.

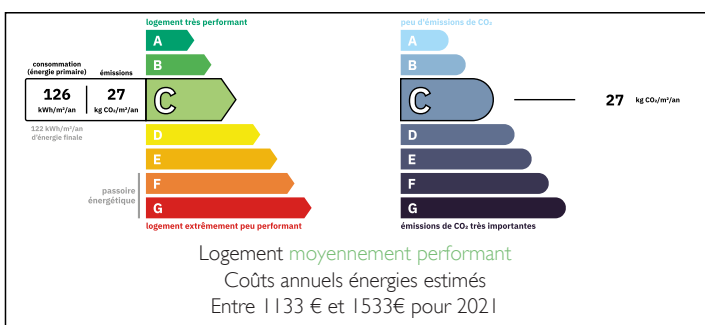
Situated on the first floor of a classic building, the apartment features generous room sizes and a rare *Idéalement situé en plein cœur de Perpignan*—perfect for outdoor dining or relaxing.

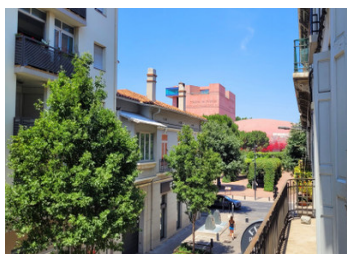
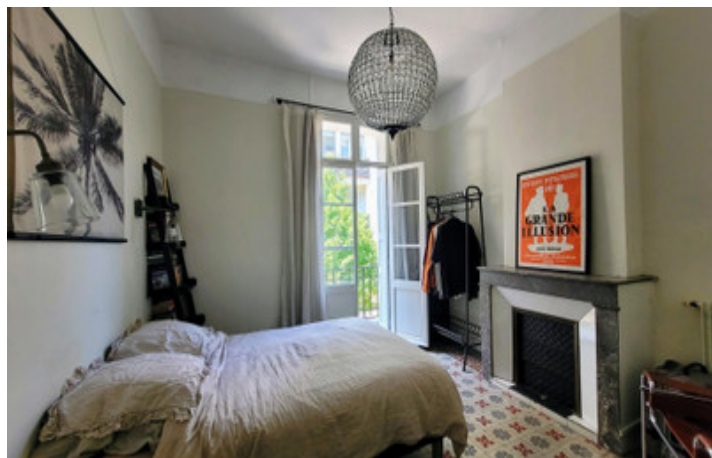
Inside, the layout includes an 18 m<sup>2</sup> entrance hall, a bright double living room, a separate kitchen with direct access to the private 28m<sup>2</sup> terrace, three bedrooms, a bathroom with toilet, and a separate WC. Period details like original tile floors, marble fireplaces, and exposed beam ceilings add character.

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.

## ENERGY - DPE





## DESCRIPTION

Located in the heart of Perpignan, just steps from shops, cafés, restaurants, and the Théâtre de l'Archipel, this 94 m<sup>2</sup> apartment offers comfortable living in one of the city's most desirable central neighborhoods.

Perpignan is well connected, with a TGV station offering direct trains to Paris and Barcelona, an international airport, excellent public transport, and the Mediterranean coast just 20 minutes away.

Set on the first floor of a small, well-kept period building, the apartment features generous room sizes and a rare 28 m<sup>2</sup> private terrace—ideal for outdoor dining or relaxing.

The layout includes:

an 18 m<sup>2</sup> entrance hall

a bright 24 m<sup>2</sup> double living room with balcony overlooking the Théâtre de l'Archipel

a 9 m<sup>2</sup> separate kitchen with direct terrace access

three bedrooms (11, 11, and 13 m<sup>2</sup>), each with access to the balcony or terrace

a 5 m<sup>2</sup> bathroom with shower, sink, and WC

a separate guest WC

Period features include original tile floors, marble fireplaces, and exposed beam ceilings.

The property also includes a 5 m<sup>2</sup> private cellar in the basement and two additional storage rooms on the terrace.

A solid opportunity for buyers seeking a spacious, character apartment in a central and highly accessible location, close to both city life and the coast.

## LOCAL TAXES

**Taxe foncière:** 1432 EUR

**Taxe habitation:** EUR

## NOTES