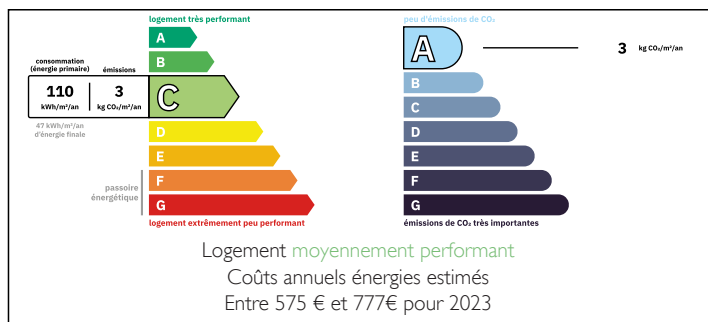


Lovely 2-bedroom apartment in the heart of Perpignan, next to the Castillet



ENERGY - DPE



INFORMATION

| | |
|-------------|---------------------|
| Town: | Perpignan |
| Department: | Pyrénées-Orientales |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 57 m2 |
| Plot Size: | 0 m2 |

IN BRIEF

Located just steps from the iconic Castillet in the vibrant heart of Perpignan, this lovely 2-bedroom first floor apartment is a stylish property with proven holiday rental potential. With 57 m² of living space, it combines comfort and convenience in one of the city's most sought-after areas.

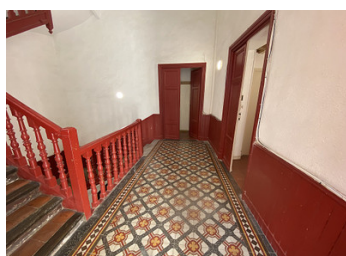
Set in a beautiful, characterful building, the apartment has been thoughtfully modernised. Both bedrooms, one of which is on a mezzanine level, feature their own private ensuite bathrooms.

The apartment benefits from double glazing throughout, as well as air conditioning to keep you cool during the warm Mediterranean summers. Whether you're seeking a permanent residence or a second home with excellent revenue-earning potential when you're not there, this property is ideal.

Just a short stroll to shops, cafés, restaurants and transport links, everything Perpignan has to offer is at your doorstep.

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: 1000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This stylish 2-bedroom, 2-bathroom apartment is ideally located in the heart of Perpignan, just steps from the Castillet.

Set in a charming character building, it offers 57 m² of modernised living space with air conditioning, double glazing, and strong holiday rental potential.

The apartment comprises:

First floor:

Entrance hall (4m²)

Living room with open-plan kitchen (25m²)

Bedroom 1 (10.5m²)

Ensuite bathroom (2.5m²) with bath and washbasin

Toilet (1.5m²)

Mezzanine level:

Bedroom 2 (12m²) with built-in wardrobe

Ensuite bathroom (2.5m²) with bath and washbasin

This apartment's prime location will attract a lot of interest, so whether it's intended for your use, to generate rental income or both, come and see it quickly!

Additional information is available on request.

All measurements are approximate and non-contractual.

Co-owned building of 16 units

Provisional annual charges: 1000€

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