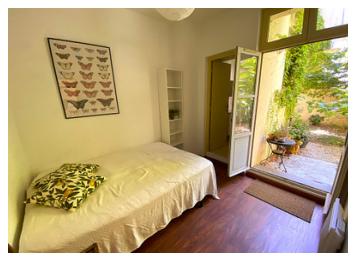


Rare find in the heart of Perpignan! Lovely 2-Bedroom apartment with private garden and office

EXCLUSIVE



INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	72 m2
Outside Space:	60 m2

IN BRIEF

Situated a stone's throw from the iconic Castillet, in the sought-after Saint Jean quarter of central Perpignan, this beautiful apartment is rare, boasting its own private garden—a sunny oasis in the heart of the city.

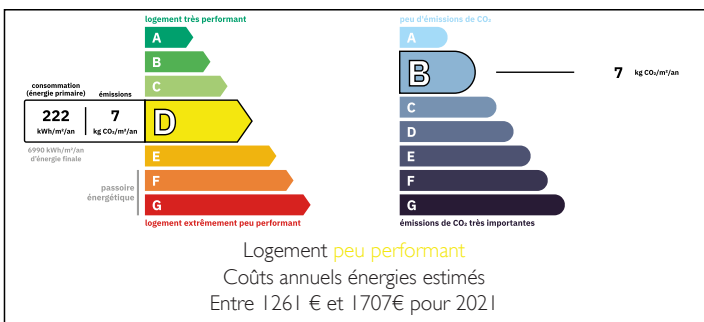
On the ground floor of a small, well-maintained building, the apartment's core is a large living room with open-plan kitchen and dining area. There is direct access to the garden from here, perfect for al fresco dining.

The 2 bedrooms have their own ensuite bathrooms. The view from both bedrooms is the lush greenery of the garden, and one has French windows giving direct access.

The good-sized office is perfect for working from home, or it could be an additional bedroom for family or visiting friends.

Just a 2-minute stroll to countless cafés, boutiques, and restaurants, this property is perfectly located, whether as a pied-à-terre,...

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

With its 60m² private garden in the heart of Perpignan, this type of ground floor apartment is always highly sought-after, but hard to find.

In a small, well-maintained building in the Saint Jean quarter, 2 minutes' walk from the emblematic Castillet, the apartment has everything on its doorstep.

It comprises:

A large living room with dining area and open-plan kitchen (29m²)

Bedroom 1 (12m²) with large windows onto the garden

Ensuite bathroom (4m²) with bath, basin and washing machine

Walk-in wardrobe (2.5m²)

Bedroom 2 (8m²) with French windows out into the garden

Ensuite shower room (3m²) with shower and basin

Toilet (2.5m²)

Office/additional bedroom (11.5m²)

Plus a cellar, which at 16.5m² is a very practical area for storage

Properties that are so close to the centre of Perpignan rarely have this amount of outside space, so if this one's of interest to you, get in touch with us quickly to arrange your visit!

Additional information is available on request.

All measurements are approximate and non-contractual.

Co-owned building of 9 units

Provisional annual charges: 1500€

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

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES