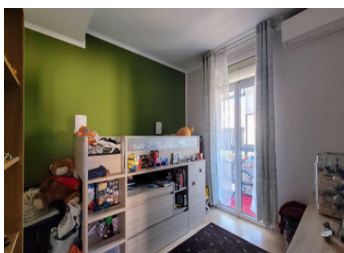


Renovated 4-Bed Townhouse with Terrace, Garage, Sauna & Studio/Commercial Potential – Saint-Martin, Perpignan



INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	135 m2
Plot Size:	151 m2



IN BRIEF

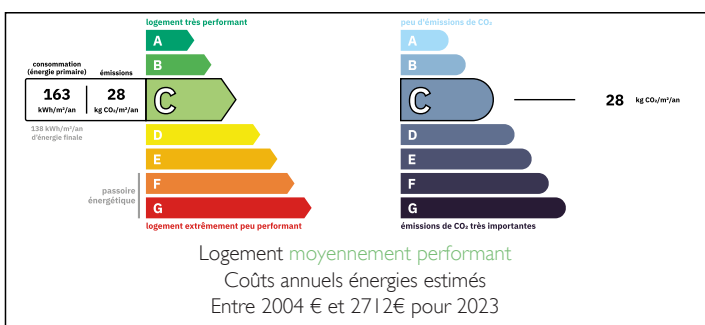
Rare Opportunity – Townhouse with Studio or Professional Space Potential
Saint-Martin – Perpignan

Just steps from the city center, schools, and shops, in the sought-after Saint-Martin district, discover this 135 m² corner townhouse (3 sides exposed), fully renovated, combining the charm of the old (fireplace) with modern comfort.

Featuring 4 bedrooms, 3 bathrooms, a bright living room, a fully equipped kitchen, a large sunny terrace, a private sauna, a garage, and a wine cellar, this home offers an ideal living environment for a family.

The ground floor includes a space with bedroom, bathroom, and laundry area, accessible independently – perfect for creating a studio or professional space (office, practice, self-employed activity).

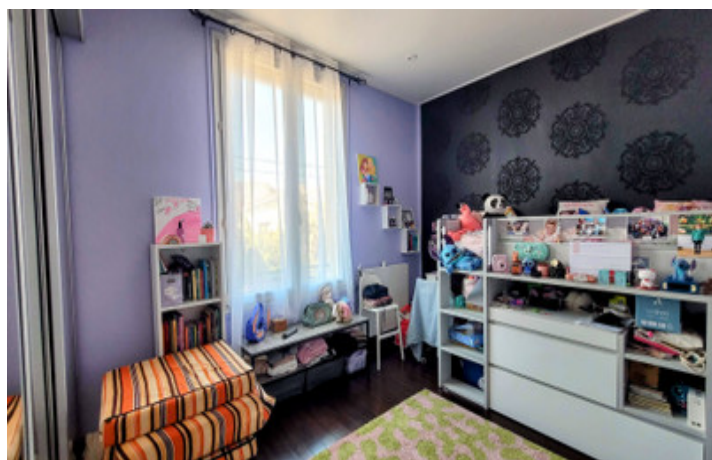
ENERGY - DPE



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.

investment...



DESCRIPTION

Rare Property Opportunity – Townhouse with Potential Studio or Commercial Space
Saint-Martin District – Perpignan

A true gem in the heart of Perpignan, this unique corner townhouse (3 sides exposed) is located just a short distance from the city center, in the highly sought-after Saint-Martin district – prized for its charm, accessibility, and peaceful residential atmosphere.

Offering a fully renovated residence with a versatile layout, this property provides rare flexibility and significant potential – ideal as a primary residence, mixed-use project, or quality investment.

With over 135 m² of beautifully updated living space, this home seamlessly combines traditional character with modern comforts.

Ground Floor:

Entrance hall

Office (6m²)

Independent or connected access to Bedroom I (10 m²) with bathroom and laundry area – ideal as a studio or guest suite

Large garage with space for 2 vehicles – a rare asset in the city center

Mezzanine level (23 m²) with home cinema setup

Stone staircase leading to cellar (22 m²) and wine cave

First Floor:

Open-plan living and dining room (26 m²) with high ceilings, large windows, and feature fireplace

LOCAL TAXES

Taxe foncière: 1912 EUR

Taxe habitation: EUR

NOTES