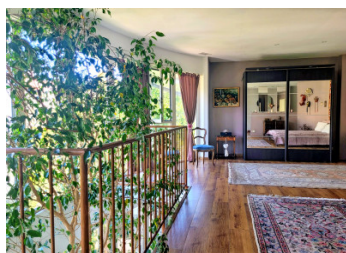
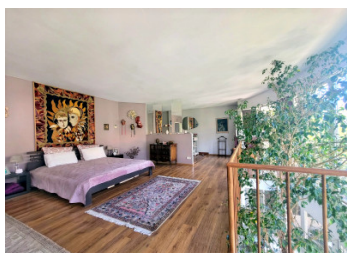
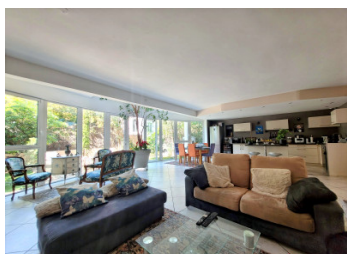


Bright 175m home near centre with double garage, curved glazing, garden terrace and 2 large bedroom suites



INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	175 m2
Plot Size:	189 m2

IN BRIEF

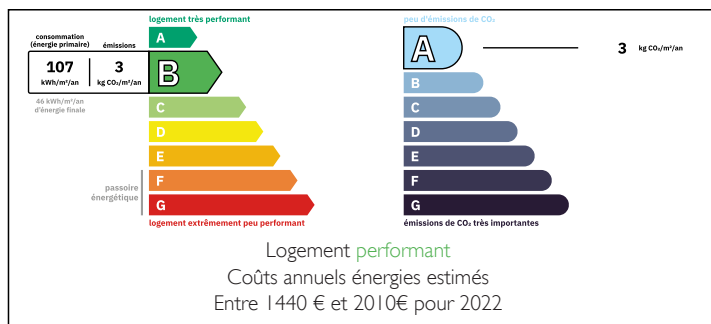
Located in the sought-after Les Lunettes Perpignan area, this 175 m² home offers a practical and comfortable lifestyle just a short walk from the centre of Perpignan and amenities.

A rare advantage: a double garage, making everyday parking simple and secure.

On the ground floor, a functional kitchen opens onto a spacious, light-filled living area. The lounge features distinctive curved glazed panels and direct access to a Mediterranean planted garden with terrace. A striking indoor tree rises from the ground floor to the upper level, adding a unique natural element.

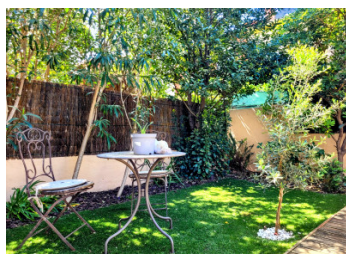
Upstairs, two generous suites (approx. 25 m² and 45 m²), each with its own bathroom, offer comfort and privacy. The main bedroom also benefits from curved glazing overlooking the garden. A bright

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

Situated in the sought-after Le Lunette area of Perpignan, this well-proportioned 175 m² home offers a calm residential setting just a short distance from the town centre and everyday amenities—close enough for convenience, yet tucked away from busier streets.

One of its standout features is the double garage, providing easy and secure parking—an increasingly valuable asset in this area.

Ground Floor

The house is centred around a bright, open living space of approximately 75 m². The lounge benefits from curved glazed panels, bringing in natural light and offering a pleasant outlook over the Mediterranean-style planted garden and terrace—a private, low-maintenance outdoor space.

The adjoining kitchen is fully fitted and practical, well suited to both everyday living and entertaining.

Separate WC.

Double garage with laundry area.

First Floor

Two generously sized bedroom suites, each with its own bathroom.

Suite 1 (approx. 45 m²) features curved glazing, echoing the living area and offering views over the garden, with a bathroom including both bath and shower.

Suite 2 (approx. 25 m²) includes double doors opening onto the landing and a separate shower room.

Separate WC.

A bright landing provides space for a home office or reading area, with an internal opening that connects visually to the floor below, enhancing the sense of volume.

Additional information:

- anti-UV film on glazing
- central reversible air conditioning

LOCAL TAXES

Taxe habitation:

EUR

NOTES