

Three-bedroomed apartment in the heart of Port-Vendres, close to the harbour, restaurants and shops

EXCLUSIVE



## INFORMATION

|                |                     |
|----------------|---------------------|
| Town:          | Port-Vendres        |
| Department:    | Pyrénées-Orientales |
| Bed:           | 3                   |
| Bath:          | 1                   |
| Floor:         | 88 m2               |
| Outside Space: | 14 m2               |

## IN BRIEF

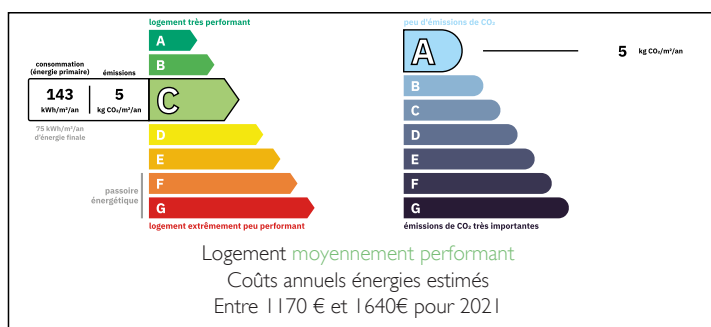
Situated in the highly regarded Le Nautilus residence, just a short stroll from the harbour and town centre of Port-Vendres, this attractive three-bedroom apartment offers comfortable accommodation in a secure and convenient location.

The property comprises a bright living room opening onto a private terrace, providing a pleasant outdoor space for relaxing and dining. There are three bedrooms, including one with a large roof window that fills the room with natural light. The apartment also benefits from a shower room with WC and a separate guest toilet.

Port-Vendres is one of the most authentic and picturesque fishing ports on the French Mediterranean coast. Nestled between the sea and the foothills of the Pyrenees, it offers a relaxed year-round lifestyle, beautiful coastal scenery and excellent local amenities. The property is ideally



## ENERGY - DPE



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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

Le Nautilus is a secure and well-maintained residence with controlled access and a lift to all levels. A particular advantage is the dedicated lower-level parking space, a highly sought-after feature in this popular coastal area. Residents also benefit from private pedestrian access via the lift directly onto the harbour front. This unique feature offers exceptional convenience and may be especially appealing to those seeking easy access to local amenities with minimal walking.

The apartment enjoys a peaceful aspect while remaining only moments from the waterfront, marina, restaurants, cafés and shops that make Port-Vendres such a desirable place to live and visit.

### Measurements

Hall 6.45m<sup>2</sup>

Sitting room 29.56m<sup>2</sup>

Kitchen 4.02m<sup>2</sup>

Bedroom with veluxe window 12.6m<sup>2</sup>

Bedroom 2 11.02m<sup>2</sup>

Bedroom 3 10.31m<sup>2</sup>

Shower room 7.13m<sup>2</sup>

WC 1.42m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 1732 EUR**

## NOTES

The vibrant city of Perpignan, with its airport, high-speed rail connections, shopping, culture and healthcare facilities, is approximately 30 minutes away by car. Regular flights connect Perpignan with several major European destinations, making the apartment easily accessible for international owners and visitors. The straightforward journey from the airport to Port-Vendres adds to the property's appeal as both a holiday home and a permanent residence.

Port-Vendres also benefits from its own railway station, providing convenient connections along the Côte Vermeille and to Perpignan, where high-speed TGV services connect with major French cities, including Paris. This excellent transport infrastructure makes the area particularly attractive for both