

[Click to view MFH-CB84859824](#)

Quai Vauban, Part Of Building With Garden, Hyper Center Perpignan

Perpignan , Pyrénées-Orientales , Occitanie



€320,000

inc. of agency fees

232.36 sqm

****PRICE REDUCED**** In a building located in the heart of Perpignan, on a renowned address, find nearly 233 m² of living space with a 109 m² garden on the first floor and a beautiful 20 m² terrace not overlooked...

At a Glance

Reference MFH-CB84859824

Near to Perpignan

Price €320,000

Pool No

Hab.Space 232.36 sqm

Land Tax N/A

Property Description

****PRICE REDUCED****

In a building located in the heart of Perpignan, on a renowned address, find nearly 233 m² of living space with a 109 m² garden on the first floor and a beautiful 20 m² terrace not overlooked on the first floor.

We are offering this part of the building and not the entire building, as the restaurant section on the first floor

is excluded from the sale.

This property can be split into two parts. Permission has been granted to create a duplex on the 1st and 2nd floors with garden and terrace, and a triplex from the 2nd to the top floor by converting the 3rd and 4th floors.

Project, 3D projection and plans available on request.

A 40 m² office is also available on the quay side. For further information, please contact us.

Major renovation work required throughout the building.

This property was previously used for residential purposes, but could be used for offices, a company head office, or partitioned off completely to create independent accommodation.

The property is strategically located to benefit from all the services of the hyper-center.

Summary

Property type: Town house
Price: €320,000

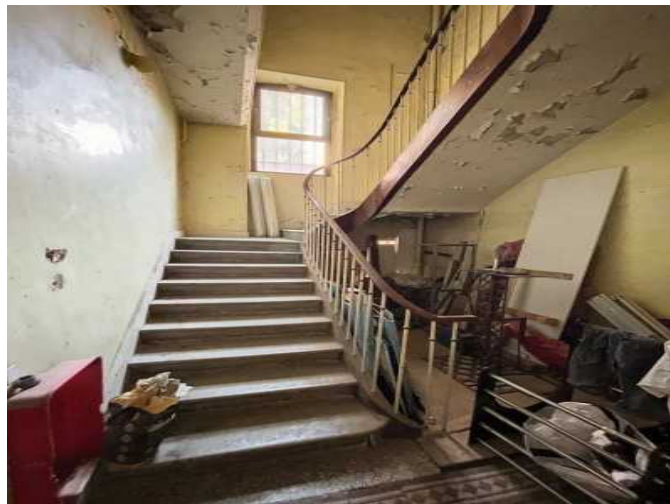
Key Information

Year Built: 1950
Internal Area: 232.36 sqm

Location: Occitanie



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates