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## Exceptional Town House With Courtyard, Perpignan Historical Centre

Perpignan , Pyrénées-Orientales , Occitanie



# €395,000

inc. of agency fees

3 Beds

136.26 sqm

\* PRICE REDUCED \* Stunning character town house offering a habitable surface of just over 136m<sup>2</sup> but with just under 300m<sup>2</sup> of total usable space. The foundations of the house date back to the 13th Century...

### At a Glance

Reference MFH-CB7894978

Near to Perpignan

Price €395,000

Bed 3

Pool No

Hab.Space 136.26 sqm

Land Tax N/A

### Property Description

\* PRICE REDUCED \* Stunning character town house offering a habitable surface of just over 136m<sup>2</sup> but with just under 300m<sup>2</sup> of total usable space.

The foundations of the house date back to the 13th Century and whilst the property has been tastefully

renovated with noble materials such as wooden beams, polished concrete, stone walls, the charm and authenticity has been preserved, but enhanced with modern features such as reversible air conditioning in each room.

This beautiful house offers a 45m<sup>2</sup> courtyard with its century-old orange tree, a bright 48m<sup>2</sup> living room with pellet burner opening onto the long balcony with a clear view of the city of Perpignan, a functional bespoke kitchen in polished concrete then two bedrooms with their own bathroom.

In addition, the house has a charming 1-bed apartment that can be independent from the house, ideal renting out for holiday lets or to welcome friends and family, or it could be knocked through to the main house to create a large additional master suite for example.

The fully finished basement area offers many additional opportunities.

Unique on the market!

## Summary

Property type: Town house  
Bedrooms: 3  
Price: €395,000

## Key Information

Internal Area: 136.26 sqm  
Number of Fireplaces: 1  
Property Features:

- Air-conditioning

Has Air Conditioning? Yes

## Location: Occitanie



## Gallery







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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.

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