

## **Exceptional Town House With Courtyard, Perpignan Historical Centre**

Perpignan, Pyrénées-Orientales, Occitanie





just under 300m<sup>2</sup> of total...

# At a Glance

Reference	MFH-CB7894978
Bed	3

Near toPerpignanPoolNo

 Price
 €350,000

 Hab.Space
 136.26 sqm

 Land Tax
 N/A

#### **Property Description**

#### \* NEW PRICE \*

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: Bedrooms: Price Town house 3 €350,000

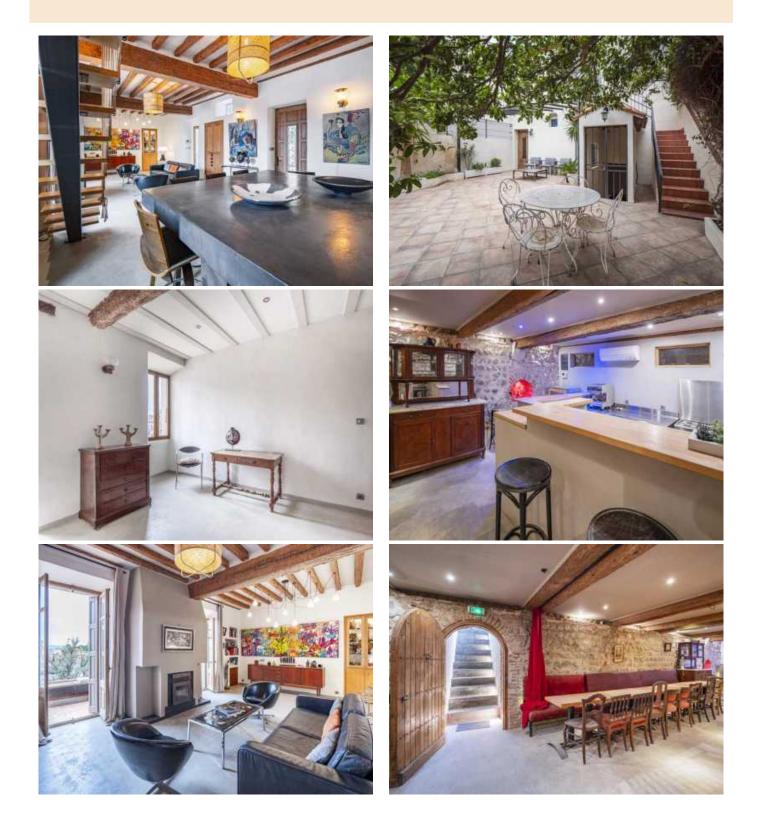
#### **Key Information**

Internal Area: 136.26 sqm Number of Fireplaces: 1 Property Features: Air-conditioning Has Air Conditioning? Yes

#### **Location: Occitanie**



### Gallery





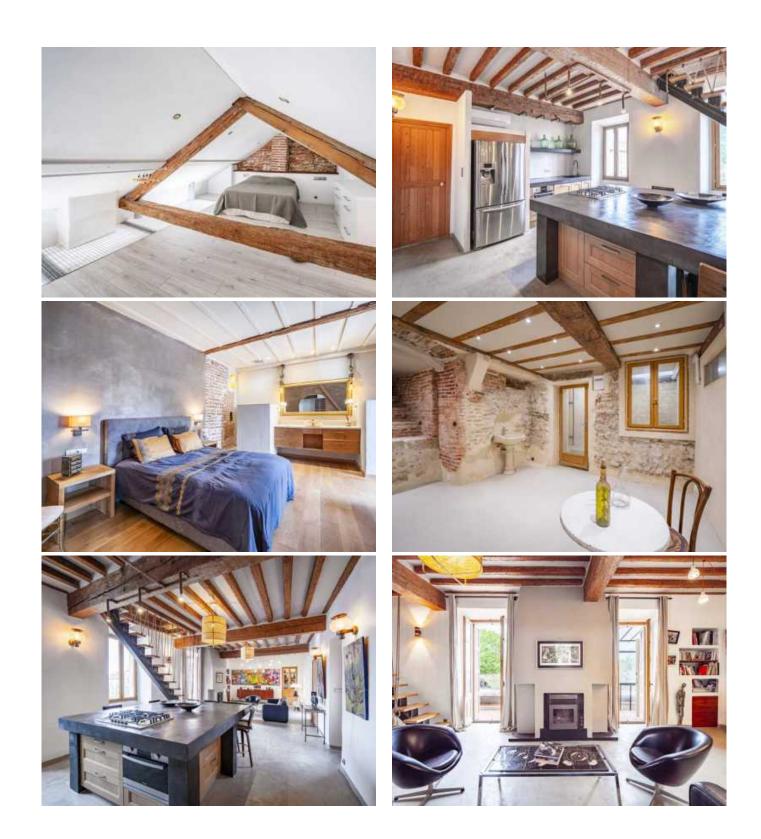












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