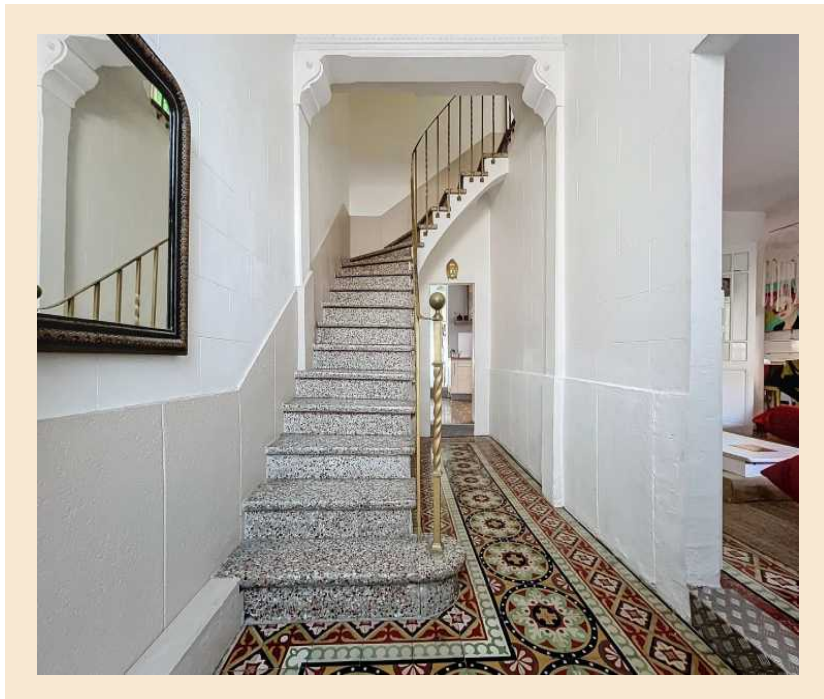


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## Character Townhouse With Outside Spaces, Near Perpignan Centre

Perpignan , Pyrénées-Orientales , Occitanie



**€388,000**

inc. of agency fees

4 Beds

138.63 sqm

Beautiful 1940's Maison de Maître of 139m<sup>2</sup> set over two levels and perfectly maintained with 5 bedrooms, 4 terraces and a garage! The house is accessed via a gate opening onto a first private terrace....

### At a Glance

**Reference** MFH-CB85123810

**Bed** 4

**Near to** Perpignan

**Pool** No

**Price** €388,000

**Hab.Space** 138.63 sqm

**Land Tax** N/A

### Property Description

Beautiful 1940's Maison de Maître of 139m<sup>2</sup> set over two levels and perfectly maintained with 5 bedrooms, 4 terraces and a garage!

The house is accessed via a gate opening onto a first private terrace. The ground floor offers an elegant

entrance hall with its period staircase, a living room, a dining room with kitchen, a laundry area, a shower room and toilet, a large garage of 29m<sup>2</sup> and a second private terrace.

The first floor features 5 bedrooms, two of which have a private terrace, a separate toilet and a recently renovated shower room.

The whole property has been entirely restored with great taste, retaining the character and charm such as the Catalan cement tiles, but with modern comforts such as a brand new kitchen, two floors being equipped with ducted air conditioning, double glazing with reinforced thermal insulation for each window, mosquito nets and a pellet stove in the living room.

Ideal location, close to the city centre.

## Summary

Property type:	Town house
Bedrooms:	4
Price	€388,000

## Key Information

Year Built:	1940
Internal Area:	138.63 sqm
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Has Air Conditioning?	Yes

## Location: Occitanie



## Gallery











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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.

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**C. BAUER – Sunday Times**

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