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Architect-designed Villa, 6725m² Plot With Views, South Perpignan

Perpignan , Pyrénées-Orientales , Occitanie



€495,000

inc. of agency fees

4 Beds

130.03 sqm

Situated at less than 10 minutes from Perpignan city centre and on the road to the beaches, architect-designed house dating from...

At a Glance

Reference MFH-CB85646243

Bed 4

Near to Perpignan

Pool No

Price €495,000

Hab.Space 130.03 sqm

Land Tax N/A

Property Description

Situated at less than 10 minutes from Perpignan city centre and on the road to the beaches, architect-designed house dating from 1975, offering approximately 130m² of living space and set on 6725m² of wooded grounds.

Large palm trees border the access road to the house, whose dominant position offers magnificent views of the Albères mountain range and the majestic Mount Canigou.

The main living space is situated on one level and comprises a main entrance hall leading to a separate kitchen, a bright living room with wood-burning stove and a dining room, all south-facing and opening onto a large terrace with barbecue overlooking the garden. Then 3 bedrooms, a bathroom and a storeroom/laundry room leading to the garden-level garage.

The garden level comprises a large garage with 3 storage rooms. A bedroom with en-suite shower room (and sanitary WC) completes this level.

The grounds are beautifully planted with Mediterranean trees and shrubs, allowing you to enjoy the climate and the peace and quiet. The house has been extensively upgraded: it features double glazing, reversible air conditioning, an alarm, an electric gate with remote control opening, an security door between the garage and the house, exterior lighting all along the driveway... The location, to the south of Perpignan, just outside Cabestany and close to all amenities, certainly adds to its many attractions.

This villa represents a rare opportunity, combining elegance, comfort and future development potential in an exceptional setting.

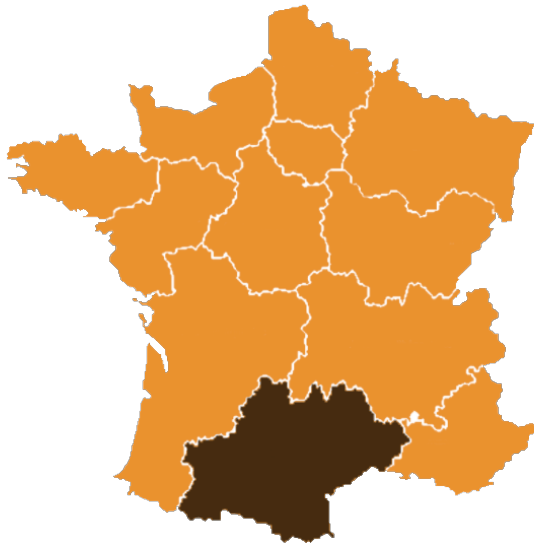
Summary

Property type:	Modern Villa
Bedrooms:	4
Price	€495,000

Key Information

Year Built:	1975
Internal Area:	130.03 sqm
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Has Air Conditioning?	Yes
Has Alarm	Yes

Location: Occitanie



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