

438 000 €

For sale maison de caractère

6 rooms

Surface : 120 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Surface of the land : 594 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Jardin

Hot water : Gaz

Inner condition : A rafraîchir

External condition : good

Couverture : Tuiles

Features :

pool, Cheminée, double glazing, Buanderie, Calme

4 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

08/09/2024 - Prix T.T.C



### Maison de caractère 3312 Perpignan

4-sided architect-designed house on a plot of 594 m<sup>2</sup> including an entrance, an independent equipped kitchen and a large living room of approximately 38 m<sup>2</sup> with a fireplace, toilet. On the first level, a separate sleeping area composed of a 14 m<sup>2</sup> bedroom with terrace, an adjoining full bathroom, 2 bedrooms of 14 and 11 m<sup>2</sup>. On the second level: a bedroom with bathroom. The house also includes a large basement allowing parking for 2 cars and a laundry room and also convertible attics (SU 120 m<sup>2</sup>). The ground floor terrace opens onto a south-facing terrace and a landscaped garden with fruit trees. Great amenities: alarm, cameras, double glazing, individual gas heating, new swimming pool machinery.

Fees and charges :

438 000 € agency fees 4,11% à the responsibility of the buyer included

