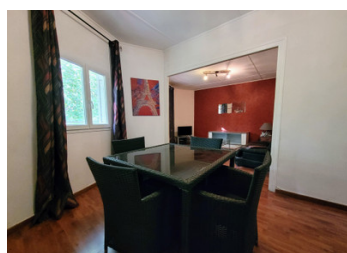
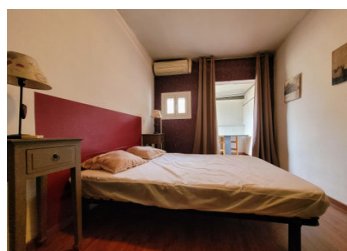


Apartment in PERIOD BUILDING 2 bedroom with terrace. Central Perpignan location on a quiet street



## INFORMATION

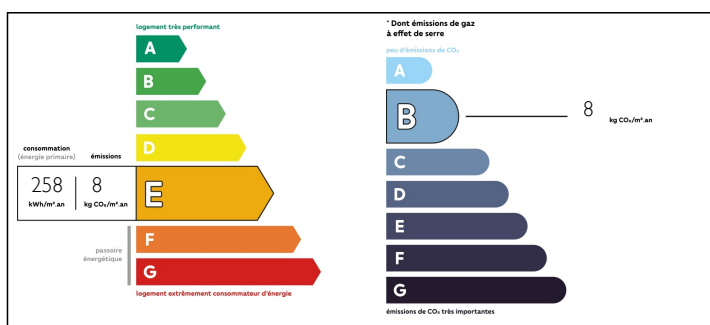
Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	60 m2
Outside Space:	5 m2



## IN BRIEF

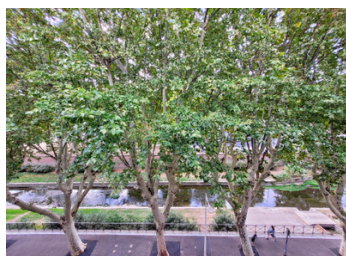
Centrally located apartment on the canal in PERPIGNAN just a short walk to the Castillet. 3rd floor apartment with 2 bedrooms, open plan, south facing, living area with kitchen, bathroom, terrace and veranda Period building (no lift) full of character features on a quiet street with roadside parking (discounted resident permits available). Ideal as city holiday home or Airbnb style rental. Low co-property charges of 25 euros/mth

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Conveniently located in central Perpignan with public transport, train station and airport easily accessible.

3 storey bourgeoise building with one apartment on each floor and private cellar for storage

Apartment located on 3rd and final floor (no lift).

Entrance hall way leading to:

- open plan living area, south facing with canal view
- kitchen area fitted and equipped
- bedroom 1 with access to covered veranda
- bedroom 2 with access to terrace
- shower room with sink, plus washing machine
- wc with storage
- double glazing
- reversible air conditioning
- can be sold furnished
- not overlooked by other properties
- no syndicat, monthly charges of 25 euros for cleaning of communal areas/insurance.

## LOCAL TAXES

Taxe foncière: 900 EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>