

€ 168 037

## Buying townhouse

2 rooms

Surface : 42 m<sup>2</sup>

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

Surface of the land : 125 m<sup>2</sup>

Exposition : Est ouest

Hot water : Electrique

Inner condition : Excellent

External condition : Rénové

### Amenities :

Cheminée, Bedroom on ground floor, double glazing, calm

1 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Fees and charges :

168 037 € fees included

19/04/2025 - Prix T.T.C



## Townhouse Perpignan

CLOS BANET SECTOR, Very pretty town house completely renovated with garden of approximately 42m<sup>2</sup> on a plot of approximately 125m<sup>2</sup>. This property, with lots of character and built on two sides, is composed as follows: - A pleasant living room of approximately 35m<sup>2</sup> with custom-made built-in cupboards, a wood-burning stove and a fitted kitchen - A bathroom with a walk-in shower in polished concrete, vanity unit, towel dryer, toilet and laundry area - A bedroom with custom-made built-in wardrobes and solid parquet flooring Outside: The front part of the house consists of a charming green courtyard with an entrance courtyard, gate and ironwork grilles. The living room and bedroom provide access to an exotic wood terrace and the well-maintained garden, which features a wooden garden shed, a water collector, and a summer kitchen area with a sink and worktop. Services: Double-glazed PVC joinery with mosquito nets, electric and solar roller shutters, reversible air conditioning, easy parking on the street in front of the entrance to the house.

Ref. : 881V42M



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