

Spacious 2 bedroom apartment 120m2 with harbor views from the balcony, in a prime central location



## INFORMATION

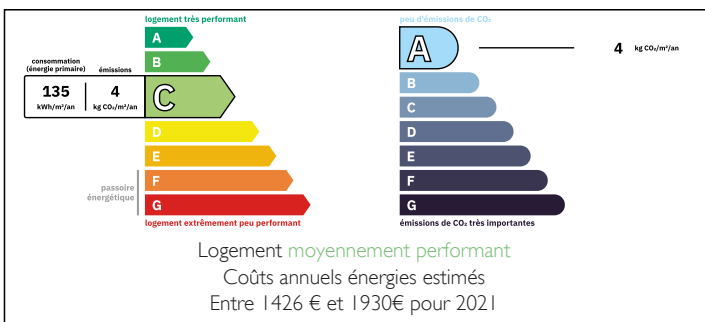
Town:	Port-Vendres
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	120 m2
Outside Space:	3 m2



## IN BRIEF

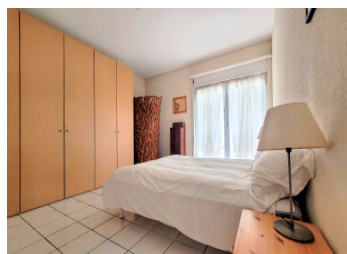
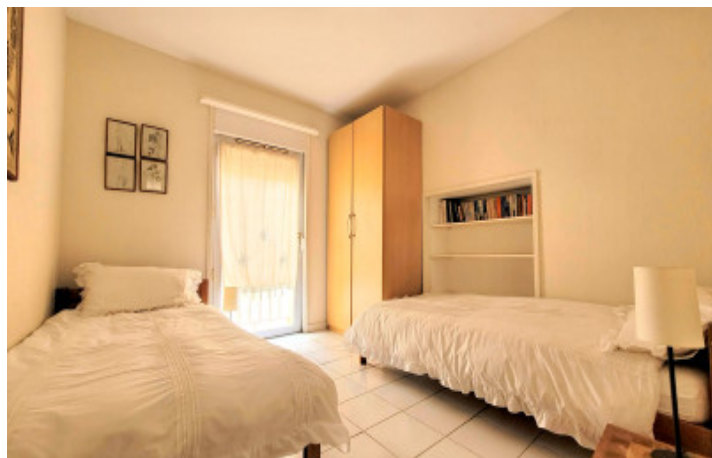
Nestled in the heart of Port Vendres, a charming harbour town brimming with cafes, restaurants, and a convenient train station, this delightful apartment offers a spacious 120m2 of living space. Featuring a lounge (62m2), a separate kitchen, two comfortable bedrooms, a bathroom, and a WC, this home provides a cozy and functional layout. There's potential to reconfigure the space into a three-bedroom apartment, catering to your needs. Step out onto the balcony and enjoy a serene view of the bustling port, perfect for relaxing or entertaining. An ideal blend of comfort and location

## ENERGY - DPE



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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

Located in the heart of Port Vendres, just steps away from the picturesque harbour, this apartment offers a fantastic opportunity to live in a traditional village with vibrant year-round events and activities. Enjoy easy access to Perpignan via the nearby train station, with connections to the airport and TGV routes. A short drive brings you to Spain, with convenient access to Girona and Barcelona airports.

Incredible Value at only €2,083 per m<sup>2</sup>!

Situated on the 2nd floor of a well-maintained building with secure entrance, the apartment is on a peaceful side street with free on-street parking.

### Apartment Features:

Spacious 120m<sup>2</sup> layout with a bright 62m<sup>2</sup> living area, featuring two large patio windows and a balcony with beautiful view towards the port.

Separate, fully equipped 10m<sup>2</sup> kitchen with an additional 2.5m<sup>2</sup> laundry room.

Bedroom 1 (16m<sup>2</sup>) with built-in storage.

Bedroom 2 (9m<sup>2</sup>) with a charming Juliette balcony.

Bathroom with bath, shower, and washbasin.

Separate WC.

Hallways (9m<sup>2</sup> + 6m<sup>2</sup>).

Endless Potential: The apartment offers the option to reconfigure into an open-plan kitchen and living room, with the possibility of transforming the separate kitchen into a spacious en-suite third bedroom.

### Additional Features:

Electric radiators.

Intercom entry system.

Double glazing for added comfort.

Please note: The building does not have a lift and no designated parking space.

All room measurements are approximate

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## LOCAL TAXES

**Taxe foncière: 1835 EUR**

**Taxe habitation: EUR**

## NOTES