

\* PRICE REDUCED! \* Impressive Two-Bedroom Penthouse Apartment with Panoramic Views in Prime Location

EXCLUSIVE



## INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	68 m2
Outside Space:	10 m2

## IN BRIEF

Set at the top of a fully refurbished building, this beautiful 2-bedroom penthouse apartment offers spectacular views of the Pyrenees. Bathed in natural light with large French doors, it enjoys outstanding views, enhanced by a dual-aspect layout with balconies on both sides and private terrace. The Mediterranean is also visible.

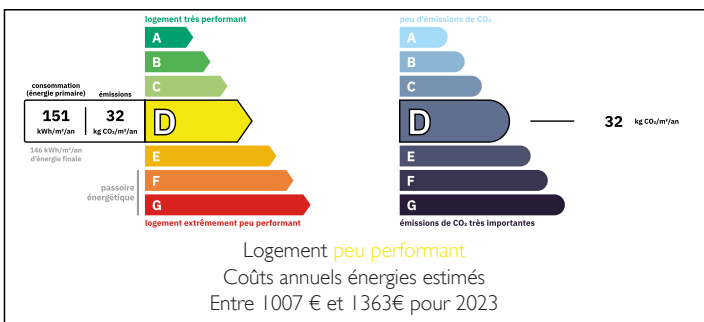
Thoughtfully designed, the apartment comprises two well-proportioned bedrooms, a stylish bathroom and separate WC, walk-in wardrobe discreetly positioned between the bedrooms, while the fully fitted kitchen, complete with appliances and all tableware, is complemented by a practical utility room. The living spaces flow effortlessly to the outdoor areas.

A real plus is the private basement cellar, accessible via an internal door and an external door for easy access. Ideal for storing mopeds, scooters, bikes, prams or other belongings.

A comprehensive interior and exterior

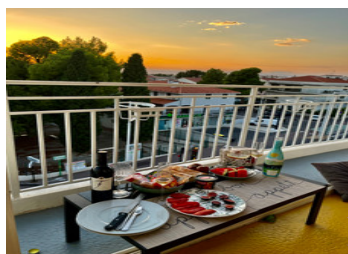
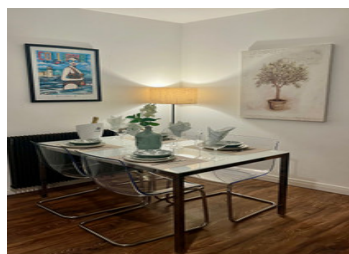


## ENERGY - DPE



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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

With its light and bright interior, location near to the city centre and a short drive to several beaches, the exceptional view of Mount Canigou, the terrace and large balconies, this 2-bedroom apartment is perfect as a principal residence, elegant pied-à-terre, or premium investment opportunity.

### Key Features:

- Prestigious location directly opposite the main entrance to Perpignan University
- Exceptional views of Mount Canigou
- Excellent transport links with a bus stop just 10 metres from the residence
- Five minute journey to Perpignan city centre by bus and five minutes to the countryside.
- 15–20 minutes by car to the Mediterranean beaches
- Just over an hour to the heart of The Pyrenees, offering year-round hiking and winter skiing opportunities
- Perpignan Airport 15 minutes away
- 30 Minutes to Spain
- A wide range of amenities within easy reach, including shops, cafes and services
- Dual-aspect design with balconies on both sides, including a private terrace
- Large living room with direct balcony access
- Two large bedrooms with doors onto the balcony with dedicated corridor and storage cupboard
- Walk-in wardrobe discreetly positioned between both bedrooms
- Separate WC, independent from the main bathroom
- Utility room adjoining the separate kitchen, providing practical storage and laundry room
- Large private cellar with internal and external access
- Shutters completely refurbished in 2024
- Fully furnished, ready for immediate occupancy
- Sought after location, Moulin à Vent, with university, schools, crèche, sports complex, indoor swimming pool and tennis club nearby

## LOCAL TAXES

**Taxe foncière:** 1300 EUR

**Taxe habitation:** EUR

## NOTES