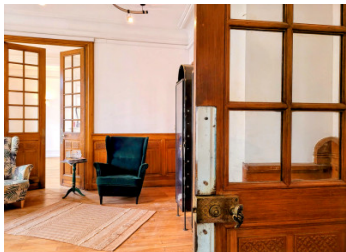


## Heart of Perpignan – 159 sqm Period Apartment with Exceptional Volumes and Flexible Layout, Residential or Pro



## INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	3
Bath:	3
Floor:	159 m2
Plot Size:	0 m2

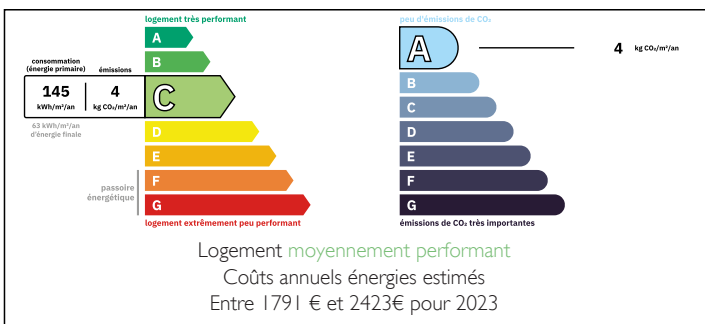


## IN BRIEF

Located in the very heart of Perpignan, on the highly sought-after Place de la République, this exceptional apartment of over 159 sqm located on the second floor, impresses with its period character and generous volumes. It features three large interconnecting reception rooms, enhanced by impressive ceiling heights, original mouldings and wood panelling, solid oak parquet flooring, and Haussmann-style fireplaces with balconies overlooking the square. Dual-aspect and filled with natural light, the apartment also benefits from a glass atrium and a central light well.

Its layout offers excellent potential to be reconfigured into a three-bedroom apartment, while also being perfectly suited to residential or professional use (offices, liberal professions, showroom), in a prime central location.

## 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

Located in the heart of Perpignan, a vibrant southern French city close to the Mediterranean and the Pyrenees, this exceptional apartment enjoys a prime position on the lively, pedestrian Place de la République, surrounded by cafés, shops and restaurants.

The 2nd floor apartment is accessed via a beautiful entrance hallway with a glazed light well, providing abundant natural light throughout.

It offers three elegant interconnecting reception rooms (24 m<sup>2</sup>, 24 m<sup>2</sup> and 22 m<sup>2</sup>), each featuring a marble fireplace, solid oak flooring, high ceilings and French doors opening onto individual balconies overlooking the square. One reception room includes an en-suite balneo bath and a separate WC. Additional spaces include a storage room, WC, shower room, two further interconnecting rooms with original cement tile flooring (20 m<sup>2</sup> with built-in cupboard and 22 m<sup>2</sup>), a spa bathroom with treatment room (11 m<sup>2</sup>) and a laundry room (4 m<sup>2</sup>). This rare property offers excellent potential as a prestigious residence or professional/commercial space (offices, showroom, liberal profession).

Secure paid parking is available to book long term at the nearby underground car parking facility.

## LOCAL TAXES

**Taxe foncière: 2448 EUR**

**Taxe habitation: EUR**

## NOTES

Extra infos

- Reversible air conditioning
- electric hot water heater
- building has recently been renovated, roof, render, stairwell
- water included in charges

Yearly building charges 800 euros

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Co-owned building of 10 units

Provisional annual charges: 800€

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Information about risks to which this property is exposed is available on the Géorisques website :