

167 200 €

Contact agency

TRILLES IMMOBILIER

25 avenue du Maréchal FOCH

66250 SAINT LAURENT DE LA SALANQUE

04 68 50 97 43 / trilles.immobilier@gmail.com

For sale apartment

4 rooms

Surface : 95 m²

Surface of the living : 31 m²

Exposition : Est ouest

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

lift, double glazing, gated, residential

3 bedroom

1 terrace

1 shower

1 WC

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

15/06/2025 - Prix T.T.C



## Apartment 1463 Perpignan

We nicknamed it the "Splendid"! Let yourself be seduced by this Mediterranean-style apartment located in the lower La Lunette district on the 2nd floor with elevator in a very quiet residence just a stone's throw from the city center. Tastefully renovated and in impeccable condition. Its spacious living room bathed in light has a kitchen fitted with natural-toned materials opening onto a terrace overlooking Canigou where you can sip an aperitif with friends. Three air-conditioned bedrooms with laminate flooring, a bathroom with a stone sink that evokes the charm of the Greek islands. This gem, where all the trades have left their mark, will charm you with its soothing and refined atmosphere. It has a cellar, and you can optionally purchase a garage in the building. Looking for a true gem? This property is for you! Mandate 1463 Fees payable by the seller. ENERGY CLASS: B (97) CLIMATE CLASS: A (3) This property is subject to the co-ownership statutes. 2 lots sold out of a total of 26, including 12 main lots. Estimated costs: €1,200 per year. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Contact: Cynthia Triguero - 06.27.49.00.92 - TRILLES IMMOBILIER Agency - 25 avenue Maréchal Foch - 66250 ST LAURENT DE LA SALANQUE - 04.68.50.97.43.

Fees and charges :

Annual current expenses 1 018.6

