



## Detached Villa with Nice Shady Garden



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 293,525.08

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Perpignan
Indicatif régional:	66000
Soumis:	22/07/2024

#### Description:

**REDUCED** in price - A traditionally built 3-sided villa 120m<sup>2</sup> on a plot of 450m<sup>2</sup>, in a quiet, popular area near the Aviators district.

- Ground floor: an entrance, 3 bedrooms each overlooking the wooded garden not overlooked, a bathroom & WCt.

- 1st floor: a landing leads to a 30m<sup>2</sup> living room with balconies, a kitchen, a bedroom, a bathroom & WC.

A garage of 18m<sup>2</sup>.

Possibility of two apartments or would be suitable for a liberal profession.

Beautiful property.

Proximity to all shops, health and other services, schools, high schools, University sector.



To see without delay.

The Pyrenees-Orientales department (66) is basically the furthest south you can go in France before you arrive in Spain! It belongs, as the Aude, Herault, Gard and Lozere do, to the Languedoc-Roussillon region. It shares borders with the Mediterranean sea to the east, the Aude to the north, Andorra and the Ariège department to the west and Spain to the south (more precisely with Spanish Catalonia).

The Pyrenees Orientales comprises of around 225 towns and villages. The main city is Perpignan and it has numerous stunning landscapes and a pleasant Mediterranean climate. The Pyrenees-Orientales region (formerly called Roussillon) belonged to Spain until 1659 and to this day many Spanish traditions are present there such as bullfighting, the Sardana dance, typical Spanish food (paella etc).

The Catalan language is also spoken by many people. Pyrenees-Orientales benefits from 300+ days of sun over the whole year, which explains its popularity amongst holidaymakers. Warm winds (mistral) are an essential part of the climate. The Pyrenees-Orientales department is also one of the few French regions in which tourists can enjoy both beautiful beaches and mountains.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Commun**

Chambres:	4
Salle de bains:	2
Dimesions du lot:	460 m <sup>2</sup>



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX5.930.101

