



Detached Villa with Nice Shady Garden



Agent Info

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Listing details

Property for:	Sale
Price:	USD 293,525.08

Location

Country:	France
State/Region/Province:	Occitanie
City:	Perpignan
ZIP code:	66000
Posted:	Jul 22, 2024

Description:

REDUCED in price - A traditionally built 3-sided villa 120m² on a plot of 450m², 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 30m² living room with balconies, a kitchen, a bedroom, a bathroom & WC.

A garage of 18m².

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, Hérault, Gard and Lozère 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

Common

Bedrooms:	4
Bathrooms:	2
Lot Size:	460 sq m

Lease terms



Date Available:

Contact information

IMLIX ID:

IX5.930.101

