

**294 728 €**

**For sale building**

**Surface : 255 m²**

**View :** Citadine

**Hot water :** Individuelle électrique

**Standing :** Résidentiel

**Features :**

double glazing, calm, Résidentiel, Volets roulants électriques

2 bedroom

1 shower

1 WC

**Energy class (dpe) :** C

**Emission of greenhouse gases (ges) :** A



### Building 452 Perpignan

Ideal for investors! 255 m² building for sale in Perpignan, offering great potential in the immediate vicinity of shops and the city center. On the ground floor, a fully renovated apartment includes 2 bright bedrooms, a modern and equipped American kitchen opening onto a spacious living room, a contemporary shower room and a separate toilet. Comfort is ensured thanks to the ducted air conditioning and double-glazed windows. The 1st and 2nd floors are to be renovated, offering multiple development possibilities: creation of rental accommodation for optimal profitability or transformation into a large family home according to your wishes. In addition, you will benefit from a 78 m² courtyard, ideal for setting up a summer kitchen or creating a beautiful, friendly outdoor space. The property also has a garage, adding a real practical asset. Don't miss this unique opportunity to acquire a property with great potential. Contact us today to arrange a viewing!

**Fees and charges :**

**294 728 € fees included**

Document non contractuel

04/05/2025 - Prix T.T.C

