



**LA FIRME**  
IMMOBILIER

☎ 04 68 50 54 47 | [contact@lafirme.immo](mailto:contact@lafirme.immo) | [www.lafirme.immo](http://www.lafirme.immo)

**630 000 €**

**For sale villa**

**5 rooms**

**Surface : 135 m²**

**Surface of the living : 50 m²**

**Surface of the land : 540 m²**

**Year of construction : 2014**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Features :**

pool, air conditioning, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

4 bedroom

1 terrace

3 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

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

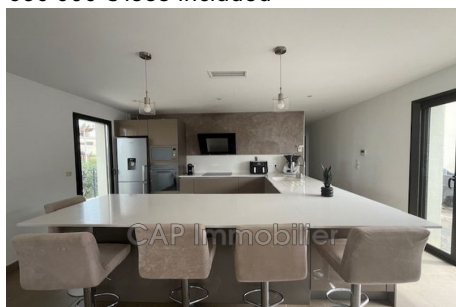


### Villa 434 Perpignan

Located in the popular and sought-after area of Mas Saint-Pierre, in the immediate vicinity of all amenities (shopping centers, medical centers, schools, etc.), and not far from the Carré d'Or crossroads, this magnificent villa built in 2014 offers a living area of 225 m². It consists of a large living room of 50 m² with a fully equipped open kitchen, creating a bright and friendly living space. Plenty of storage is integrated, as well as cupboards for added convenience. The villa also has a master suite with dressing room, walk-in shower and vanity unit, as well as two additional bedrooms with a bathroom. The finished basement includes an office, a bedroom, a laundry room, and a very large multipurpose room that can be used as a cinema, games room or reception area, depending on your needs. For electric vehicle enthusiasts, a garage equipped with charging sockets is available. The whole is located on a large plot of land, with a house on four sides, and a salt pool. An ideal villa for those looking for comfort, modernity and an exceptional living environment.

**Fees and charges :**

**630 000 € fees included**



La Firme Immobilier - 2 avenue Hermès - ZA Los Palaus - 66170 Millas

Tél: 04 68 50 54 47 - [contact@lafirme.immo](mailto:contact@lafirme.immo)

Carte professionnelle n°CPI 66012020000045193 - RCS 888 412 004

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