



**LA FIRME**  
IMMOBILIER

☎ 04 68 50 54 47 | contact@lafirme.immo | www.lafirme.immo

**575 000 €**

**For sale mansion**

**7 rooms**

**Surface : 150 m<sup>2</sup>**

**Surface of the land : 5000 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : good**

**Couverture : tiles**

**Features :**

fireplace, calm

**Energy class (dpe) : C**

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

Document non contractuel  
28/04/2024 - Prix T.T.C



### Mansion 390 Saint-Estève

**EXCLUDED !! Only at LA FIRME! Very exceptional.** Located at the gate of Perpignan, in the popular village of St Estève, discover this house of character located in a pine forest of 5000 m<sup>2</sup> away from the neighborhood and on one level composed of: An entrance hall, a bright living room of approximately 40 m<sup>2</sup> with high ceilings with fireplace and a separate kitchen (which can be opened onto the living room). The sleeping area offers: 4 bedrooms, one with its private bathroom, an office that can serve as a 5th bedroom, a bathroom with toilet, and a separate toilet. All rooms are equipped with ducted air conditioning (heat pump). The attached 32 m<sup>2</sup> garage completes the main house. The exterior offers a clear view of the mountains, the Albères and the Canigou. The vines and nature surround this property, a true paradise! The land can obviously park camper vans and several vehicles. In addition, this property has an outbuilding of 54 m<sup>2</sup> a few meters from the main house consisting of a garage of 27 m<sup>2</sup> and a room with fireplace, a toilet and shower, (ideal for family reunion or private garage layout). This property requires refreshing work, as it is single glazing, and a house from 1970; but the potential. **DO NOT BE TOO LONG ! A VISIT IS REQUIRED!**



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