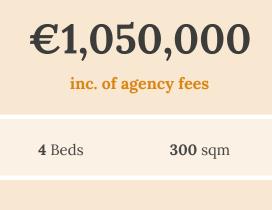


# **Exceptional Architect-designed Villa**,

# Perpignan

### Perpignan, Pyrénées-Orientales, Occitanie





Elegant architect-designed villa in the heart of the prestigious Parc Ducup, where every detail has been designed to enhance...

## At a Glance

Reference	MFH-CB85964061

4

Bed

Near to Perpignan

Pool Yes

Price €1,050,000 Hab.Space 300 sqm Land Tax N/A

### **Property Description**

Elegant architect-designed villa in the heart of the prestigious Parc Ducup, where every detail has been designed to enhance the living environment. This sumptuous property with over 300 m<sup>2</sup> of living space opens onto a 1,400 m<sup>2</sup> landscaped garden, a veritable jewel case of greenery, offering both privacy and serenity.

#### Top-of-the-range amenities:

Spectacular living space: a bright 119 m<sup>2</sup> living room with generous volumes, where natural light floods every nook and cranny. The warm ambience, perfect for relaxing, opens onto an intimate veranda, a true extension of the main room. The designer kitchen (Bulthaup) combines functionality and aesthetics, using noble materials and high-quality equipment.

#### Four elegant and spacious bedrooms:

Rooms designed with your comfort in mind, offering generous volumes and a soothing ambience, ideal for welcoming family and guests in luxury and tranquility.

#### Double pool for absolute well-being:

Enjoy an outdoor pool, a real invitation to relax on sunny days, and an indoor pool, a space dedicated to relaxation in any season.

#### A sumptuous garden:

Fully landscaped and impeccably maintained, this garden offers an atmosphere conducive to relaxation, convivial moments and outdoor activities.

#### Prestigious renovation:

The entire villa has been carefully renovated, combining noble materials and meticulous finishing touches. A subtle balance between modernity and authenticity.

This exceptional villa offers you an incomparable living experience, where luxury and comfort meet in perfect harmony.

Co-ownership of 20 lots.

Summary		Key Information	
Property type:	Modern Villa	Internal Area:	300 sqm
Bedrooms:	4	Property Features:	
Price	€1,050,000	Double pane	
		windows	
		Swimming Pool?	Yes
		Has Air	Voq
		C 1''' ' 0	Yes

Conditioning?

## **Location: Occitanie**



## Gallery













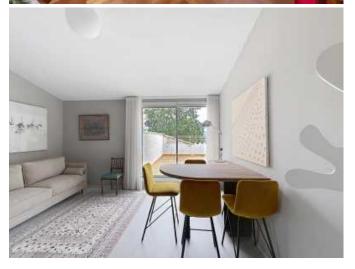


























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C. BAUER - Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

#### S. and L. BROWN



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