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## Character Townhouse With Garden And Outbuilding, Perpignan

Perpignan , Pyrénées-Orientales , Occitanie



**€396,000**

inc. of agency fees

3 Beds

185 sqm

Just a 10-minute walk from Perpignan's historic center, this charming stone townhouse offers around 185 m<sup>2</sup> of living space on...

### At a Glance

**Reference** MFH-CB86110329

**Near to** Perpignan

**Price** €396,000

**Bed** 3

**Pool** No

**Hab.Space** 185 sqm

**Land Tax** N/A

### Property Description

Just a 10-minute walk from Perpignan's historic center, this charming stone townhouse offers around 185 m<sup>2</sup> of living space on a 264 m<sup>2</sup> plot.

Combining authenticity and spaciousness, it will appeal to lovers of carefully preserved old-world charm. High ceilings, decorative period fireplaces, exposed beams and magnificent cement tiles underline the unique character of this building.

#### Groundfloor:

A spacious, bright living room with open-plan kitchen, dining room and two adjoining lounges with fireplaces. There's also a laundry room and a toilet.

#### First floor:

Three bedrooms, one with shower, a dressing room, a large bathroom and a separate toilet.

#### Outbuildings and exterior:

A shed, ideal for storage or a workshop.

A 31 m<sup>2</sup> non-adjoining outbuilding with exposed stone walls, offering great conversion potential (workshop, studio, office, etc.).

A pleasant garden planted with trees, perfect for enjoying fine weather in peace and quiet.

A rare and singular property, with authentic features and numerous conversion possibilities. Ideal for lovers of old buildings, looking for a warm and welcoming place to live, just a stone's throw from the town center.

### Summary

Property type:	Town house
Bedrooms:	3
Price	€396,000

### Key Information

Year Built:	1910
Internal Area:	185 sqm

### Location: Occitanie





## Gallery









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**S. and L. BROWN**



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