



GESTION ET TRANSACTION DE BIENS IMMOBILIERS

€ 650 000

**Buying immeuble**

**5 rooms**

**Surface : 192 m<sup>2</sup>**

**Year of construction : 2023**

**Hot water : Individuelle**

**Inner condition : good**

**Building condition : good**

**Amenities :**

double glazing, Résidence sécurisée,  
calm, electric shutters

1 parking

**Energy class (dpe) : B**

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

**Fees and charges :**

650 000 € fees included



### Immeuble Perpignan

**FOR SALE - BUILDING IN THE TOWN OF PERPIGNAN NEAR UNIVERSITY** A new building from 2023 is composed as follows: - Ground floor : One-bedroom apartment of 50m<sup>2</sup> comprising living room, fitted US kitchen, bedroom with closet, shower room and WC + private garden + 1 parking space - First floor : T3 apartment of 71m<sup>2</sup> comprising spacious living room with fitted kitchen opening onto a beautiful 15m<sup>2</sup> terrace with open view, two bedrooms, cupboards, dressing room, a shower room and WC + a garage + 1 parking space - On the second floor: T3 apartment of 71m<sup>2</sup> comprising spacious living room with fitted kitchen opening onto a beautiful 15m<sup>2</sup> terrace with open view, two bedrooms, cupboards, dressing room, a shower room and WC + a garage + 1 parking space. **BENEFITS:** 60\*60 tiles, fitted kitchen (oven, induction, hood), reversible air conditioning, inertia heating, aluminum windows, PVC windows, double glazing, electric shutters, extra-flat shower trays. close to shops, transport and 15 minutes from the beaches! **POSSIBILITIES OF TAX EXEMPTION! RARE product** Do not hesitate to contact us at 04.68.08.82.89 for a visit Ref. : 881V33A

02/05/2025 - Prix T.T.C



Gestiom Immobilier - 8 Avenue Carsalade du Pont - 66100 Perpignan

Tél: 04 68 08 82 89 - [contact@gestiom.com](mailto:contact@gestiom.com) - [www.gestiom.com](http://www.gestiom.com)

Carte professionnelle n°CPI 6601 2018 000 030 793 - RCS 522 741 529

Code NAF 6831Z - SIRET 52274152900013 - Garantie financière : Verspiren-ALLIANZ IARD pour un montant de 110000€ - Document non contractuel - \*prix F.A.I.