



## CHÂTEAU PERIGORD II - CROSSING 3/4-ROOM FLAT

For sale

Co-exclusive

5 200 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Château Périgord II</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>106 m<sup>2</sup></b>	<i>Terrace area</i> <b>20 m<sup>2</sup></b>
<i>Total area</i> <b>126 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathroom</i> <b>1</b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Annual costs</i> <b>9 200 €</b>
<i>Condition</i> <b>Very good condition</b>	<i>Release date</i> <b>Quickly</b>
<i>Ref.</i> <b>V1528</b>	

Spacious 4-room apartment located in a residence of good standing near the Larvotto.

Located in the high-standard, secure "Château Périgord II" residence with 24/7 concierge in the La Rousse residential area. Close to numerous amenities, including local shops, and with quick access to the Larvotto beaches.

This spacious 3/4-room corner apartment has a triple aspect. The flat is in perfect condition, and some rooms were renovated a few years ago. It comprises an entrance hall, a spacious double living/dining room opening



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onto an enclosed loggia, a kitchen with separate entrance and opening onto an enclosed loggia, two bedrooms with built-in storage, a full shower room opening onto an enclosed loggia and a guest toilet.

Currently configured as a 2-bedroom flat, it could be converted into a 3-bedroom apartment with 3 separate bedrooms.

A large cellar completes this property. Additional parking is available in the residence for €450,000.





