

Detached 4 bedroom villa with garden and swimming pool situated just a 10 minute walk from the beach.



INFORMATION

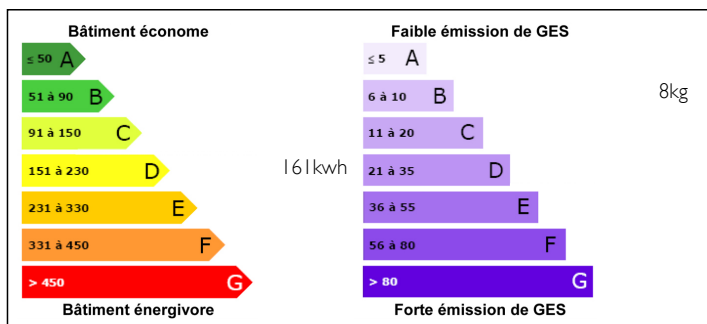
Town:	CANET PLAGES
Department:	Pyrenees Orientales
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	561 m2



IN BRIEF

This detached, 4 bedroom villa is well situated within a 10 minute walk from the sandy beaches. The town has a multitude of cafés and restaurants and is only 14km from Perpignan city centre.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This detached 4-bedroom villa is situated in a quiet cul-de-sac, just a 10 minute walk from the sandy beaches of Canet en Rousillon.

Ground floor: entrance hall with WC, independent, galley style kitchen with doors onto the covered terrace.

Spacious lounge / dining room with 2 sets of French doors to the pool terrace.

There is also the advantage of 2 bedrooms on the ground floor with a shared jack and jill shower room.

1st Floor: WC, and large bathroom with bath and shower. Double bedroom with balcony that overlooks the pool and has mountain views and finally a large double bedroom with fitted wardrobes.

Outside there is parking for 2 cars, a wooden shed for storage of garden tools and furniture and an outhouse which has plumbing for the washing machine.

NOTES