

Canet-en-Roussillon – Modern 170m² Townhouse, 4 Bedrooms, Courtyard, Garage, Parking, Near Beach



INFORMATION

Town:	Canet-en-Roussillon
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	170 m ²
Plot Size:	30 m ²

IN BRIEF

Located in the heart of Canet-en-Roussillon village, this unique, modern 170m² townhouse offers spacious accommodation in a quiet street, close to shops, restaurants and amenities, just 5 minutes from Mediterranean beaches and 15 minutes from Perpignan.

Combining original character with contemporary comfort, this dual-aspect property features quality finishes and reversible air conditioning.

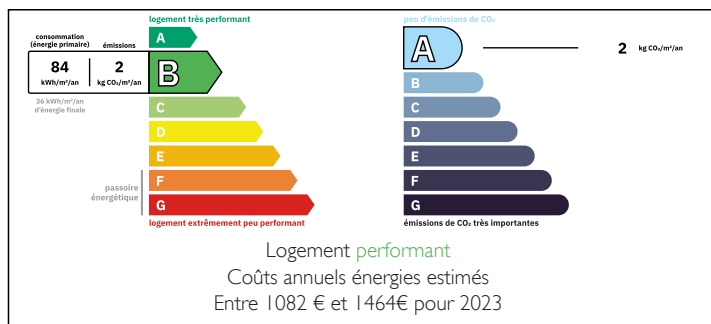
Ground floor: spacious entrance hall, bright 40m² living/dining room, high-end bespoke kitchen (15m²), WC and garage.

First floor: 4 bedrooms, including a 17m² master suite with private 11m² bathroom, additional shower room and separate WC.

Outside, a private enclosed courtyard provides an

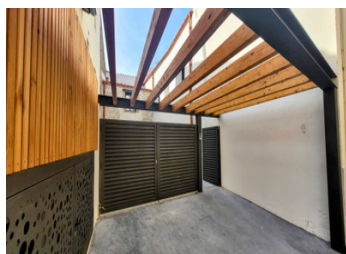


ENERGY - DPE



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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

Just a few minutes from the Mediterranean beaches, Canet-en-Roussillon is a charming traditional Catalan village, appreciated for its authentic character, weekly markets, local shops, restaurants and lively programme of events throughout the year. Only 15 minutes from Perpignan, the village enjoys an excellent location between the sea and mountains, with easy access to the airport, TGV railway station and Spain.

In the heart of the village, on a quiet street within walking distance of local amenities, discover this unique, modern, dual-aspect townhouse of 170 m², offering 4 bedrooms, 2 bathrooms, a private enclosed courtyard, a garage and covered parking for several vehicles.

Completely renovated in 2015 using high-quality materials and bespoke fittings, this character property combines original charm, contemporary architecture and modern comfort. Its spacious rooms, natural light and quality finishes make it an ideal family home or holiday residence close to the Mediterranean coast.

Ground Floor

A bespoke metal entrance door with double glazing opens into:

Entrance hall (10 m²): Spacious and welcoming.

Living/dining room (40 m²): Bright, contemporary and generously proportioned, offering an excellent space for family living and entertaining.

Kitchen (15 m²): High-end fitted kitchen featuring bespoke cabinetry and Krion worktops, combining contemporary design with practicality.

WC: Separate guest toilet.

Garage (21 m²): With direct access to the street,

LOCAL TAXES

Taxe foncière: 1700 EUR

NOTES