LEGGETT IMMOBILIER INTERNATIONAL

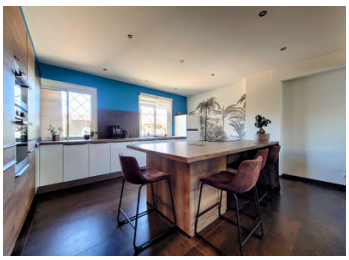
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Ref: A42117AHA66 Price: 520 000 EUR

agency fees to be paid by the seller

Renovated Villa with Pool, Jacuzzi, Summer Kitchen and Garage, central village setting, 5 min to beach







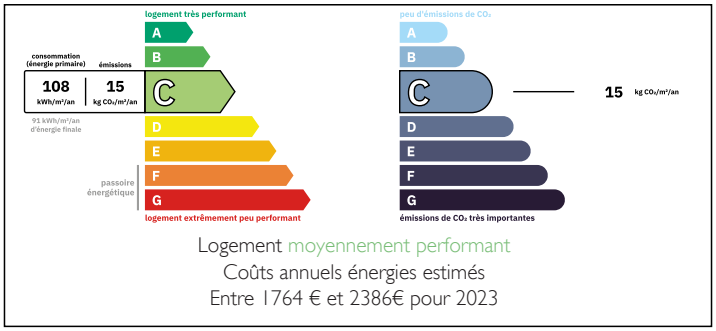








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1764 € et 2386€ pour 2023

INFORMATION

Town:	Canet-en-Roussillon
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	600 m2

IN BRIEF

Perfectly positioned in the heart of Canet-en-Roussillon village, this beautifully renovated villa offers immediate access to shops, restaurants and the medical centre, just 5 minutes from the beach and 10 minutes from Perpignan.

Designed for modern living, the 180 m² main residence features a bright open-plan living space with panoramic garden views and offers up to six bedrooms in total. An additional 80 m² comprises a large garage and a fully usable cellar, providing excellent storage or flexible extra space.

Outdoors, relax and entertain around the private swimming pool with jacuzzi and a fully equipped summer kitchen.

Ideal for families and professionals alike, the property also allows for professional use, with an independent office or treatment room. There is also the

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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.

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LOCAL TAXES

Taxe foncière:	**3000 EUR**

NOTES

DESCRIPTION

Located between the Mediterranean Sea and the Pyrenees, Canet-en-Roussillon offers a vibrant village lifestyle, long sandy beaches, a marina, and year-round amenities. The beach is just a few minutes' drive away, while Perpignan, with its TGV station and airport, provides excellent transport links to the rest of France and Europe.

This semi-detached property offers:

Ground Floor

Open-plan living area of approx. 70 m² with fully fitted and equipped kitchen, featuring an extendable dining area integrated into the central island

Lounge with wood-burning fireplace and beautiful views over the private enclosed garden

Hallway with marble staircase

WC

Bedroom 1 (9 m²) with direct exterior access, also ideal for use as an independent office or treatment room

Upstairs

Bedrooms 2 and 3 (13 m² and 10 m²), communicating rooms with WC and washbasin, ideal as a family or guest suite

Bedroom 4 (12 m²) with built-in storage cupboard

Bedroom 5 (26 m²), master suite with balcony and 10 m² bathroom

Family bathroom (8 m²) with WC, washbasin, and bathtub

Lower Ground Floor