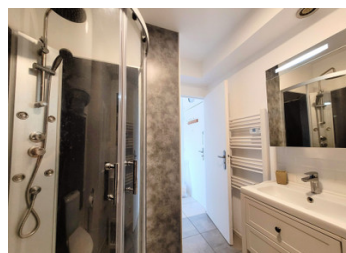
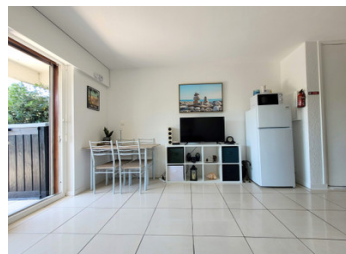


Ground floor studio with private terrace and 24m garden, parking and pool, 500m to beach



INFORMATION

Town:	Canet-en-Roussillon
Department:	Pyrénées-Orientales
Bed:	0
Bath:	1
Floor:	24 m2
Outside Space:	24 m2



IN BRIEF

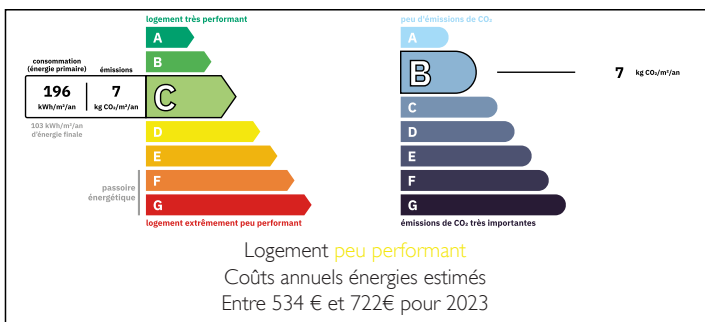
Just 500m from the sea and a short walk to shops, restaurants and local amenities, this charming ground-floor studio is located in a secure residence with swimming pool.

Repainted in 2025 this studio of 23.57m2 (loi carrez) offers a bright living area with a large sliding patio door and roller shutter, reversible air conditioning, fitted kitchenette with hob and sink, spacious built-in storage cupboards, and a modern shower room with heated towel rail.

Enjoy a private terrace and garden 24m2 with independent access via a garden gate. Situated at the end of the corridor, the apartment benefits from added privacy with no passing foot traffic.

The private parking space, fitted with a security bar, is located directly in front of the studio. Access to the gated parking area and swimming pool is

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.



LOCAL TAXES

Taxe foncière: 800 EUR

NOTES

DESCRIPTION

Canet-en-Roussillon is one of the most popular seaside resorts on the Mediterranean coast, renowned for its long sandy beaches, marina, restaurants, markets and wide range of water sports and leisure activities. Ideally located just 15 minutes from Perpignan and close to the Spanish border, it provides easy access to both the French and Spanish Catalan regions.

Just 500 metres from the beach and within easy walking distance of shops and restaurants, this charming ground-floor studio is situated in a secure residence with swimming pool.

Recently repainted in 2025, the studio features a bright living area with a large sliding patio door and roller shutter, reversible air conditioning, a fitted kitchenette with hob and sink, generous built-in storage cupboards and a modern shower room with heated towel rail.

The private terrace and garden provide an ideal outdoor space for relaxing and dining, with independent access via a garden gate to the parking area.

Located at the end of the corridor, the studio enjoys additional privacy with no passing foot traffic.

A private parking space with security bar is situated directly in front of the apartment, while access to the gated parking area and swimming pool is reserved for residents via secure badge entry.

Extra info:

Possible to sell fully furnished and equipped
reversible air conditioning (2025)

electric water heater

single glazed patio door

roller shutter

terrasse

low maintenance garden

outside tap