COLDWELL BANKER
EUROPA REALTY

House Canet-en-Roussillon 183 m²



SALE PRICE : 698 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

At the end of a quiet cul-de-sac in Canet-en-Roussillon, this elevated house enjoys an open view over a 1000 m² landscaped garden, with no overlooking neighbors, and features a swimming pool.

The bright, cross-through living area opens onto several terraces, each offering its own distinct yet complementary atmosphere. It includes the living room, the kitchen, and a discreetly integrated utility room.

The main living space, on the ground floor, includes a first bedroom, a shower room, a study area, and a master suite with pool view, featuring a spacious bedroom, a private shower room, and a fitted walk-in closet.

Upstairs, two additional bedrooms are accompanied by a shower room with a window. A sloped-ceiling room, ideal as a playroom or dormitory, completes the upper level.

A garage and several outbuildings, totaling 160 m², as well as a wine cellar, provide generous storage space.

"Information about the natural and technological risks this property is exposed to is available on the Géorisques website: www.georisques.gouv.fr."

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	183.12 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	5 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 155

Greenhouse gas emissions (GHG) index: C 16

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

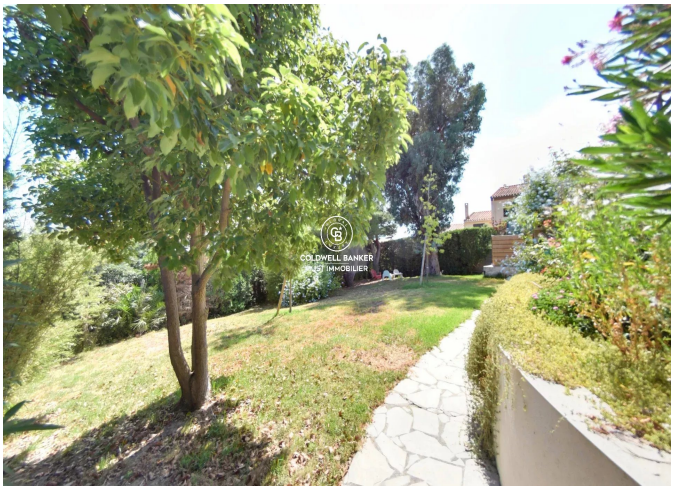
COLDWELL BANKER
EUROPA REALTY













45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr