COLDWELL BANKER
EUROPA REALTY

House Canet-en-Roussillon 143 m²



SALE PRICE : 599 500 €

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45, avenue du Général Leclerc
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PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Nestled in a quiet cul-de-sac in the highly sought-after Quartier des Fleurs, just 800 metres from the beach, this elegant three-sided villa stands peacefully in a serene setting. Fully renovated in 2018 in a contemporary spirit and with great creativity, it offers an exceptional quality of life with easy access to the resort's shops and amenities, including the beach just a 5-minute walk away.

Discreet by nature, the property first charms with its outdoor spaces, their easy maintenance, and its heated 9x4 swimming pool surrounded by terraces opening onto a pergola with a plancha area — the perfect place to relax and entertain guests.

Upon entering the home, you discover a superb entrance hall extended by a glass partition enclosing the stylish kitchen, with direct access to the living and dining area featuring a wood-burning stove. The pool view and access remain constantly within easy reach.

The home offers a bedroom and a shower room, including a master suite on the garden level, as well as two additional beautiful upstairs bedrooms, each with its own solarium, along with a bathroom featuring both a bathtub and a shower — creating ample sleeping accommodation and a wonderful sense of independence.

Equipped with all modern comforts and the features expected today, the property also includes a garage and a carport.

A rare opportunity on the Canet property market thanks to its character and impeccable condition.

Ideal both as a primary residence or a holiday home.

It is waiting for you!

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FEATURES

Property type:	House	Area:	143.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 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 152

Greenhouse gas emissions (GHG) index: C 20

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