COLDWELL BANKER
EUROPA REALTY

House Canet-en-Roussillon 160 m²



SALE PRICE : 895 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

EXCLUSIVITY

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Must Immobilier Coldwell Banker is delighted to present this exclusive property—a true hidden gem.

Nestled in one of the area's most sought-after residential neighbourhoods, renowned for its tranquillity and elegant homes, this magnificent three-sided detached villa enjoys complete privacy and is located just 150 metres from the beach. Entirely redesigned and meticulously renovated by its current owners in 2024, the property offers an exceptional blend of contemporary luxury and coastal living.

The upper floor is dedicated to the sleeping accommodation, featuring four beautifully appointed bedrooms, including an impressive principal suite with a walk-in dressing room, while two additional bedrooms benefit from their own en-suite shower or bathroom facilities.

On the garden level, an expansive open-plan living area flows effortlessly to the outdoor spaces and incorporates a stunning designer kitchen with exceptional finishes and premium appliances. A cleverly concealed pantry enhances both the functionality and the clean architectural lines of the space.

Yet, the true appeal of this home lies in the details. Every aspect of the renovation has been thoughtfully considered, resulting in a residence where luxury, technology, and practicality come together seamlessly. From bespoke finishes to state-of-the-art amenities, the quality of execution is exceptional throughout.

Among its many outstanding features is an advanced home automation system, including a digital keyless front door, offering both convenience and security.

Outside, the beautifully landscaped grounds include a contemporary swimming pool with an adjoining summer shower room, a workshop/garage, and a pétanque court, creating the perfect setting for enjoying the Mediterranean lifestyle. The property also boasts an outstanding Energy Performance Rating of A, reflecting its modern design and efficiency.

If you've been searching for the perfect home, your search ends here. Every detail has already been taken care of.

Without doubt, this is one of the standout properties of the season—a home that captures the heart from the very first visit.

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

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FEATURES

Property type:	House	Area:	160.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 54

Greenhouse gas emissions (GHG) index: A 1

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