COLDWELL BANKER
EUROPA REALTY

House Canet-en-Roussillon 300 m²



SALE PRICE : 893 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Just a few minutes from the beach, in a sought-after residential area of Canet Plage, discover this superb, fully renovated 1970s villa, combining old-world charm with contemporary comfort.
Built on a 1,300 m² plot, this villa offers approximately 300 m² of living space and high-quality amenities.
The heart of the house is centred around a 125 m² lounge/living room/kitchen area, organised into several living areas and bathed in light. Two bedrooms with their own shower rooms, a laundry room and a garage complete the ground floor.
Upstairs, a corridor leads to two further suites, one of which is 47 m², as well as two bedrooms sharing a shower room.
There is also a swimming pool, a pergola and a summer kitchen.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	300.0 m²	Property tax:	€5.00
Number of rooms:	7 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 115

Greenhouse gas emissions (GHG) index: A 3

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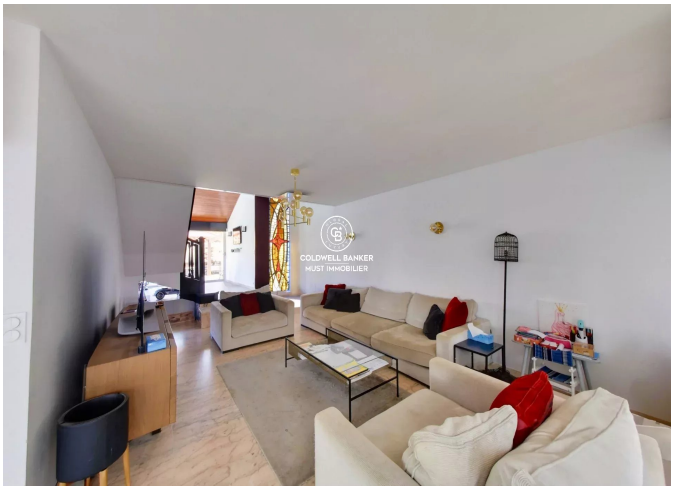

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