

Maison Canet-en-Roussillon 103 m²



PRIX DE VENTE : 375 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

DESCRIPTION

Just 100 meters from the beach, in the heart of a sought-after area near the Oniria Aquarium and the seafront pedestrian avenue, this charming Canétoise stands out for its authenticity and generous volumes.

From the moment you step inside, you'll discover a spacious, light-filled living area, opening on one side onto an intimate patio and on the other onto a pleasant garden. The garden features an above-ground pool and an elevated terrace—perfect for enjoying sunny days in complete privacy, sheltered from view.

The ground floor also includes a practical laundry/storage area and a separate WC.

Upstairs, the sleeping area comprises a master suite with dressing room and private shower room, two additional bedrooms, a shower room, a separate WC, and storage space on the landing.

A rare advantage in this area, the property also benefits from a garage of over 35 m² with a motorized door, providing real parking comfort just steps from the sea.

A property offering sought-after features in a prime location—ideal for fully enjoying the coastline. Worth discovering without delay.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	103.0 m ²	Taxe foncière :	€1.00
NB de pièces :	4 rooms	NB de chambres :	3 bedrooms		

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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 119

Indice d'émission de gaz à effet de serre (GES) : A 4



COLDWELL BANKER
EUROPA REALTY



45, avenue du Général Leclerc
France, 66000, Perpignan



TÉL : +33468514343
mustperpignan@coldwellbanker.fr