

Maison Canet-en-Roussillon 175 m<sup>2</sup>

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PRIX DE VENTE : 380 000 €

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## DESCRIPTION

On the edge of the Fleurs district, midway between Place Méditerranée and the southern part of Canet-en-Roussillon, this 175 m<sup>2</sup> family home on two sides enjoys a quiet location just 800 meters from the sea, on a 230 m<sup>2</sup> plot with east-west exposure.

Secluded from view, the ground floor features a spacious living room with fireplace, opening onto the garden and terrace, with a semi-open kitchen. A bedroom with shower room completes this level.

The central staircase leads to the upper floor, which includes three additional bedrooms, one being a master suite with dressing, along with a shower room. The second floor offers further possibilities with attic space suitable for a home office, a bedroom under the roof, and a large storage loft accessible via a spiral staircase.

This spacious and practical home provides an ideal setting for a family, combining comfort, privacy, and proximity to the sea.

Information about the risks this property is exposed to is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	175.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	7 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

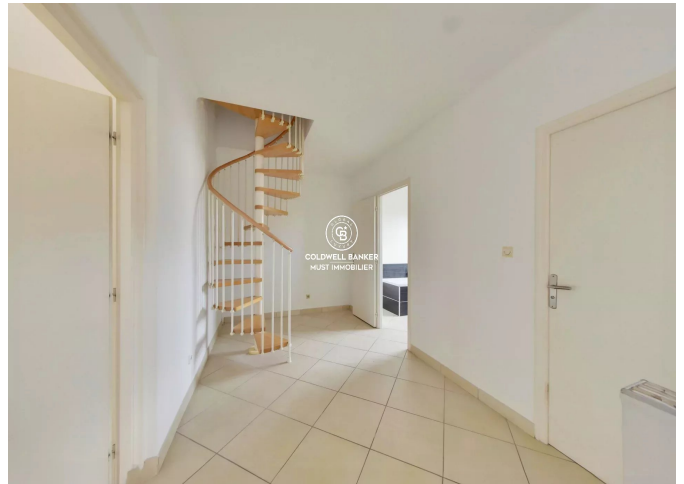
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : Not applicable -1

Indice d'émission de gaz à effet de serre (GES) : Not applicable -1



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