

Maison Canet-en-Roussillon 215 m<sup>2</sup>

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PRIX DE VENTE : 580 000 €

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## DESCRIPTION

At the junction of Perpignan and Canet-en-Roussillon, this property is set within a rare and secure landscaped environment, in the heart of a park of more than 3 hectares featuring a swimming pool and tennis court.

This Italian-inspired house, fully renovated in 2012, underwent a complete refurbishment carried out to the highest standards, combining the charm of period features with demanding contemporary comfort.

From the moment you enter through the electric gate, the property offers two private covered parking spaces equipped with electricity. An elegant entrance garden of approximately 600 sqm enhances the façade, punctuated by large openings offering beautiful views over the park.

Below, a private wooded plot of approximately 3,000 sqm provides direct access to the relaxation areas and to the estate's swimming pool.

The interior volumes impress through their generosity and natural light. The main living room, finished in travertine, benefits from a wood-burning stove, a sliding insert fireplace, and a heat pump heating system. Numerous openings naturally extend the living spaces towards the outdoors.

A second lounge on the ground floor, along with a large kitchen and laundry room, complete this level.

Upstairs, the night area offers three beautiful bedrooms, a shower room, as well as storage space.

The top floor hosts a remarkable suite, adaptable depending on needs, with custom-made storage and a full bathroom, all enjoying a soothing view over the surrounding greenery.

The property is part of a prestigious residence with maintained landscaped grounds, offering a privileged lifestyle that is both discreet and ideally located.

A rare property, intended for lovers of character homes in the heart of a preserved environment.

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

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	215.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	6 rooms	NB de chambres :	4 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)

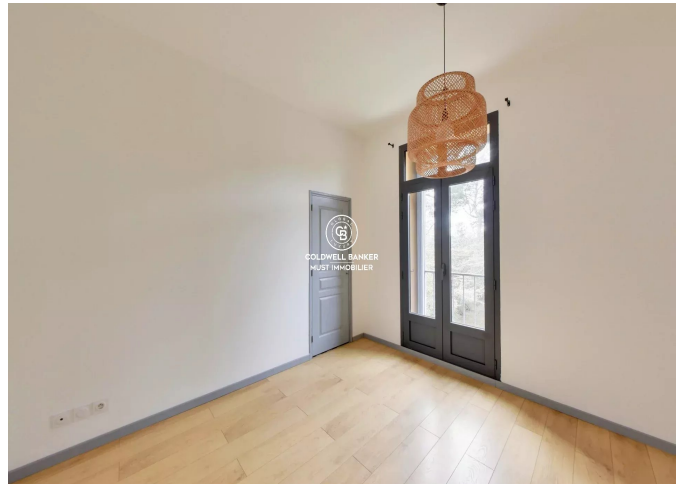
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : In progress -2

Indice d'émission de gaz à effet de serre (GES) : In progress -2



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