

Maison Canohès 180 m²



PRIX DE VENTE : 640 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Located in the heart of a charming village, this 180 m² villa sits on a 3,500 m² landscaped park, offering a privileged natural setting that combines modern comfort with elegance. The outdoor spaces are designed for relaxation, featuring a barbecue area, a pond with water lilies, an artesian well, and a veranda overlooking the garden.

The ground floor includes a spacious and bright living area with a fully equipped open kitchen, a practical back kitchen, and a laundry room. Two bedrooms, one with a dressing area, and a modern shower room with Italian-style shower complete this level. Upstairs, a bright office or library opens onto a terrace, along with a bedroom with a private bathroom.

Additional features include geothermal heating and air conditioning, built-in vacuum system, two garages, and a carport. This villa is a true haven for nature lovers, combining aesthetic appeal, eco-efficiency, and meticulous maintenance.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	180.0 m ²	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) : Not applicable -1

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



COLDWELL BANKER
EUROPA REALTY



45, avenue du Général Leclerc
France, 66000, Perpignan



TÉL : +33468514343
mustperpignan@coldwellbanker.fr