

Maison Canohès 230 m<sup>2</sup>

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PRIX DE VENTE : 622 000 €

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EMAIL : [MUSTPERPIGNAN@COLDWELLBANKER.FR](mailto:MUSTPERPIGNAN@COLDWELLBANKER.FR)

## DESCRIPTION

Located in a peaceful and highly sought-after residential area, this 1980s villa charms with its generous volumes and warm atmosphere. Carefully built, it provides a comfortable and practical living environment.

On the ground floor, a bright living room creates a welcoming space, complemented by a separate kitchen with direct access to the garden. Three bedrooms, a shower room, separate toilets, and a double garage complete this level.

Upstairs, three additional bedrooms and a shower room provide an ideal space for family or guests.

Outside, the landscaped garden is private and well maintained, offering a perfect setting for relaxation. A pool and summer kitchen complete the space for enjoying sunny days to the fullest.

A rare and privileged living environment, not to be missed.

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 :	230.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	6 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) : C 170

Indice d'émission de gaz à effet de serre (GES) : B 6

