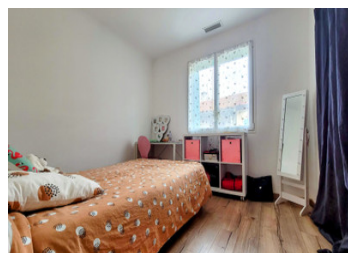
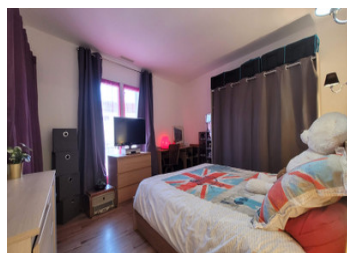
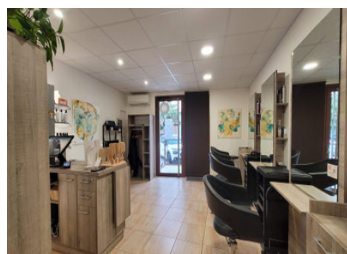


Renovated Character Building 129m2, Commercial/Residential use, in Vibrant Catalan Village, 2km from the Sea!



## INFORMATION

Town:	Canet-en-Roussillon
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	129 m2
Plot Size:	0 m2



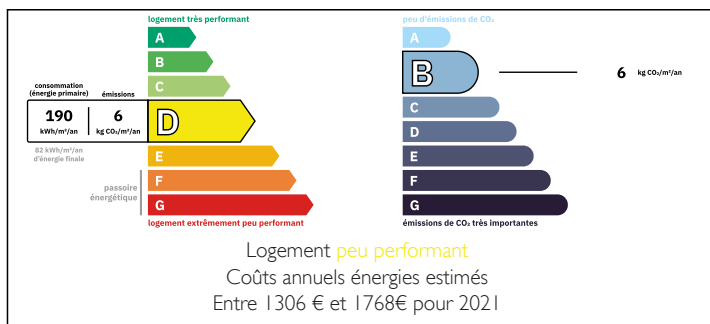
## IN BRIEF

Located in the heart of Canet en Roussillon Village, just steps away from shops, schools, and public transport, and only a 5-minute drive to the beautiful Canet en Roussillon Beach. This charming, fully renovated period building is currently mixed-use commercial/residential space, but also offers endless potential as a large family home, holiday rental, .

The property includes a 42m<sup>2</sup> commercial space on the ground floor with a wc, and a spacious 87m<sup>2</sup>, 3-bedroom duplex apartment with balconies on both the 1st and 2nd floors. Fully air-conditioned building.

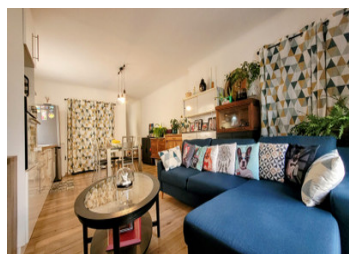
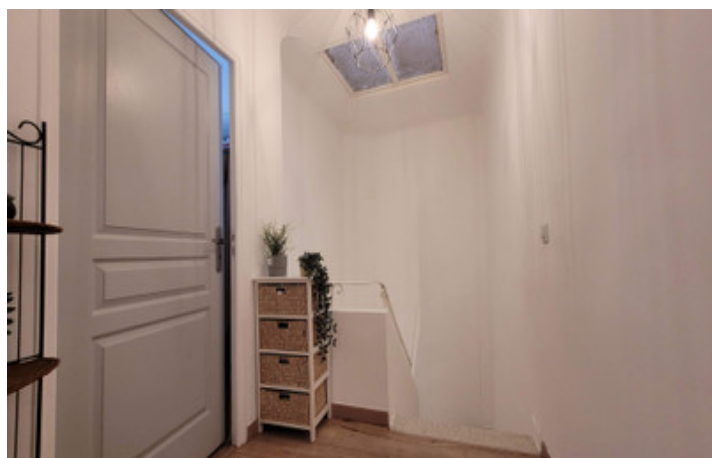
A perfect opportunity to live, work, and invest in a prime location!

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This stunning property combines timeless character with modern updates, offering the perfect blend of old-world charm and contemporary living. Located in a bustling Catalan village, you'll be immersed in the lively atmosphere while being just a short 2km from the sparkling Mediterranean coastline. Ideal for a family home, holiday getaway, or a profitable rental investment, this beautifully renovated building is ready to be enjoyed. Discover the unique opportunity to live in a picturesque village, with all amenities at your doorstep and the beach just minutes away!

The building is sold as occupied by the current owner, with a rental income of 1.400 euros/mth until Oct 2025.

From October 2025 it will be free of all occupation

## LOCAL TAXES

**Taxe foncière:** 1117 EUR

**Taxe habitation:** EUR

Ground floor

- commercial premises of 35m2 floor area, with reduced mobility access
- wc with cloakroom 5m2
- laundry room 4m2
- independant access to duplex apartment.

Independent duplex apartment 87m2 loi carrez

1st floor

- 31m2 open plan living area with balcony, fully fitted and equipped kitchen, laundry area
- shower room, 5m2
- wc, 1m2

2nd floor

- bedroom 1, 16m2 with storage and balcony
- bedroom 2, 12m2 with storage
- bedroom 3, 8m2

Additional info:

- double glazed
- tilt and turn windows
- timber shutters
- central reversible air-conditioning to 2nd floor

## NOTES