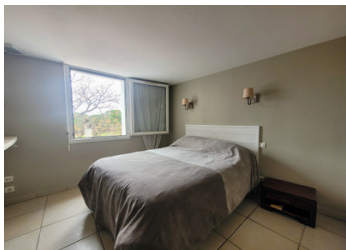


Period building with 3 apartments, garage, terrace, and courtyard in a lively Catalan village 3 km to the sea



## INFORMATION

Town:	Canet-en-Roussillon
Department:	Pyrénées-Orientales
Bed:	5
Bath:	4
Floor:	233 m2
Plot Size:	292 m2



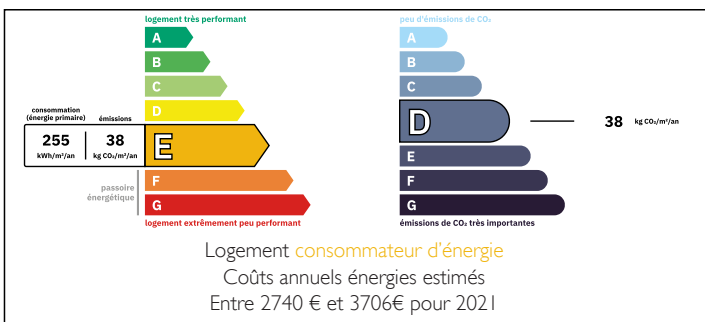
## IN BRIEF

Character building of 233m2 floor area originally a single home, now configured as 3 well-appointed individual apartments with separate electric meters. Central location in a vibrant village with all amenities, just a short distance from the sea.

Beautiful, bright 3-bedroom duplex apartment on the upper floor, approx. 144m<sup>2</sup> of usable floor space, featuring a 60m<sup>2</sup> open-plan living area, 23m<sup>2</sup> private covered terrace, and courtyard. Two 1-bedroom apartments on the ground floor, approx. 43m<sup>2</sup> and 45m<sup>2</sup>, plus a garage, storage room, and garden building.

A fantastic opportunity for investment, intergenerational living, or a property offering reliable rental income.

## 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

Located in a prime position, central to all village amenities including cafés, restaurants, and a grocery store.

The village also hosts a weekly market and year-round cultural events.

Just 3 km from the sea and the beach promenade.

Only a 15-minute drive to central Perpignan with its airport and TGV train station or short drive to Spain.

Detached Character Building of 165m<sup>2</sup> (Loi Carrez) dating from 1927, fully renovated with no work required.

Main duplex apartment of approx. 144m<sup>2</sup> of usable floor space located on the upper floor, accessed via a private walled courtyard:

Sweeping external staircase leads to a 23m<sup>2</sup> covered terrace with a summer kitchen and pizza oven.

Sliding glazed doors open to the 60m<sup>2</sup> open-plan living area, including a fully fitted kitchen with a fixed dining area. The lounge features a handcrafted natural Provence stone fireplace and exposed ceiling beams, giving the space unique character, brightness, and spaciousness.

Bedroom 1 (12m<sup>2</sup>) with en-suite shower room (2m<sup>2</sup>)

Bathroom (10m<sup>2</sup>)

WC

Bedroom 2 (9m<sup>2</sup>)

Bespoke storage cupboards with feature doors.

Mezzanine level overlooking the living area accessed via open staircase (some head height is restricted):

Office (14m<sup>2</sup>)

Bedroom 3 (12m<sup>2</sup>)

The apartment has central reversible air conditioning with individual thermostats for each room.

2 Independent 1-Bedroom Apartments on ground floor (approx. 43m<sup>2</sup> and 45m<sup>2</sup> each):

## LOCAL TAXES

Taxe habitation: EUR

## NOTES