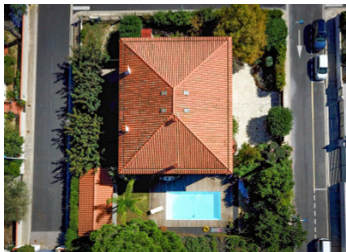


Spacious DETACHED HOUSE fully renovated, 4 bed, 3 bath, Garage, Pool, Gardens and 4 INDEPENDENT 22m2 STUDIOS



INFORMATION

Town:	Canet-en-Roussillon
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	287 m2
Plot Size:	990 m2



IN BRIEF

Exceptional property with high quality finishes, in a quiet, sought-after residential street in the heart of Canet-en-Roussillon. Just 5 mins from the beach, 15 mins from Perpignan (airport and TGV), and close to the Spanish border.

The main house offers a spacious entrance hall, ground-floor bedroom and bathroom, and upstairs open-plan living with bespoke kitchen, 2 further bedrooms, bathroom, and a master bedroom suite with private shower room. Large wraparound terrace, 60m² garage, and ample parking.

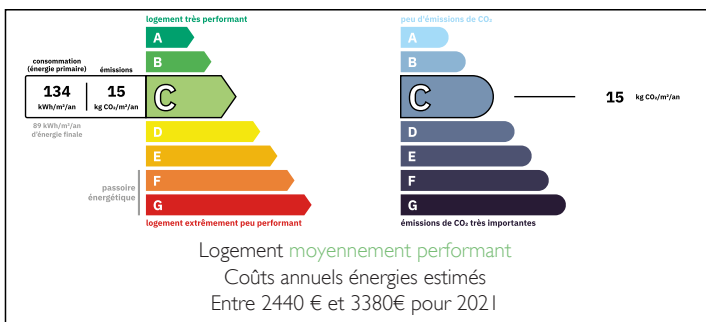
The private garden has a pool, summer house, and is not overlooked.

Also includes 4 furnished 22m² independent studios on ground floor, each with private outdoor space – ideal for holiday lets, long-term rentals, or guests..

Equally possible to convert for use as part of main house.

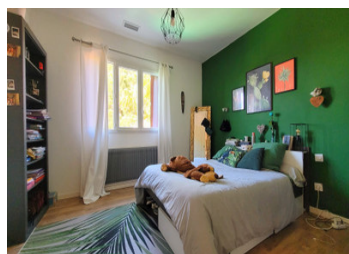
Perfect as a family home or investment with strong rental income potential in an unbeatable

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.



LOCAL TAXES

Taxe foncière: 4100 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Canet-en-Roussillon is a vibrant coastal town combining traditional Catalan charm with modern amenities, including markets, a lively marina, and year-round cultural events. Ideally located just 15 minutes from Perpignan with its TGV station and airport, and within easy reach of Girona and Barcelona airports, it offers excellent national and international connections.

This spacious 287m² property occupies a generous 990m² corner plot in a quiet, residential neighborhood.

Ground Floor:

Entrance hallway (9m²) leading to:

Bedroom 1 (12m²) with dual access to a shower room and WC (6m²)

Cave/wine cellar with well

Garage (60m²) with double access doors and laundry area

First Floor:

Spacious hallway leading to:

Bright, modern living area (42m²) with access to wrap-around terrace

Kitchen (21m²) with bespoke units and marble feature worktops

Bedroom 2 (15m²) with built-in storage

Bedroom 3 (15m²) with built-in storage

Bathroom (8m²) with bath, sink, and WC

Bedroom 4 (19m²), master suite with access to balcony and en-suite shower room with WC (5m²)

Office (6m²) with access to stairs leading to the garden

Garden:

Private, not overlooked, set to the side of the property

Mediterranean garden

Pool with deck surround

Summer house with kitchen and covered seating area

Technical room