

Exceptional renovated home, 4 beds, pool, garage, gardens + 4 rental studios. Near the SEA and PERPIGNAN



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Canet-en-Roussillon |
| Department: | Pyrénées-Orientales |
| Bed:        | 4                   |
| Bath:       | 3                   |
| Floor:      | 287 m <sup>2</sup>  |
| Plot Size:  | 990 m <sup>2</sup>  |



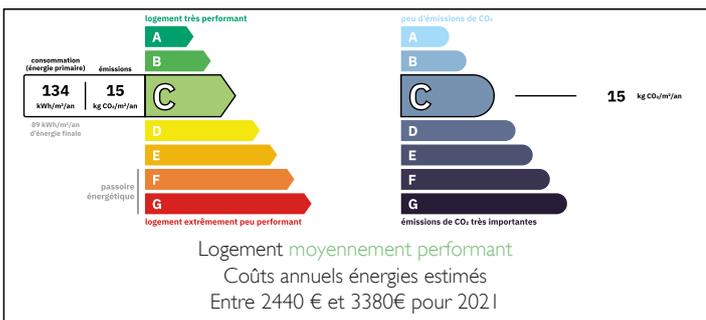
## IN BRIEF

Exceptional property with high-end finishes, set on a quiet residential street in the heart of Canet-en-Roussillon village. Ideally located just 5 minutes from the beach, 15 minutes from Perpignan, its airport and TGV station, and within easy reach of the Spanish border, this is a rare opportunity on the Mediterranean coast.

The main house features a generous entrance hall, a ground-floor bedroom and bathroom, and upstairs a bright open-plan living space with bespoke kitchen, two further bedrooms, a family bathroom, and a master suite with private shower room. A large wraparound terrace, 60 m<sup>2</sup> garage and ample parking complete the picture.

The private, unoverlooked garden offers a swimming pool and summer house, perfect for outdoor living. In addition, the property includes four independent, fully furnished 22 m<sup>2</sup> studios, each with its own

## 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

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 287m<sup>2</sup> property occupies a generous 990m<sup>2</sup> corner plot in a quiet, residential neighborhood.

Ground Floor:

Entrance hallway (9m<sup>2</sup>) leading to:

Bedroom 1 (12m<sup>2</sup>) with dual access to a shower room and WC (6m<sup>2</sup>)

Cave/wine cellar with well

Garage (60m<sup>2</sup>) with double access doors and laundry area

First Floor:

Spacious hallway leading to:

Bright, modern living area (42m<sup>2</sup>) with access to wrap-around terrace

Kitchen (21m<sup>2</sup>) with bespoke units and marble feature worktops

Bedroom 2 (15m<sup>2</sup>) with built-in storage

Bedroom 3 (15m<sup>2</sup>) with built-in storage

Bathroom (8m<sup>2</sup>) with bath, sink, and WC

Bedroom 4 (19m<sup>2</sup>), master suite with access to balcony and en-suite shower room with WC (5m<sup>2</sup>)

Office (6m<sup>2</sup>) 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

## LOCAL TAXES

Taxe foncière: **4100 EUR**

Taxe habitation: **EUR**

## NOTES