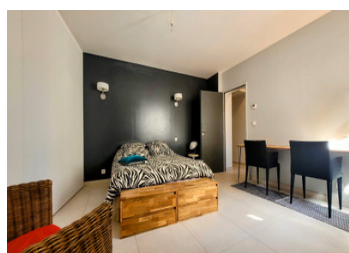


Stunning Town House, fully renovated, 4 bed, 2 bath, Courtyard, Garage, Parking 10 min sea and Perpignan



INFORMATION

Town:	Canet-en-Roussillon
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	30 m2

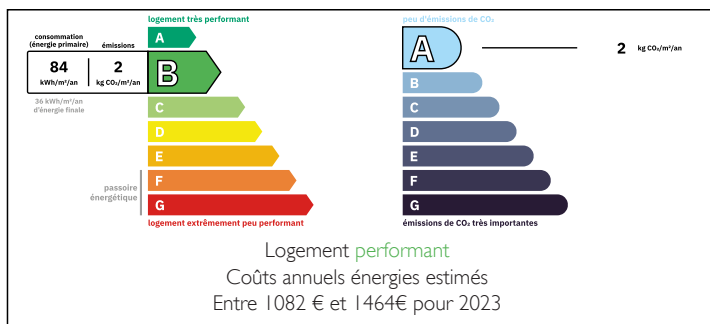


IN BRIEF

This charming townhouse is ideally located on a peaceful side street in the heart of Canet-en-Roussillon village. Offering easy access to local shops, restaurants, and amenities just steps away, this family home blends convenience with comfort. The beach is just a 5-minute drive, and Perpignan, with its airport and TGV station, is only 15 minutes away. A short drive also brings you to Spain.

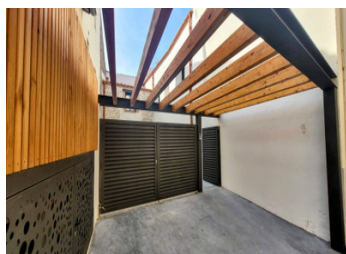
The property features a spacious entrance hall, a bright open-plan living area with a high-quality bespoke kitchen, a WC, and a garage on the ground floor. Upstairs, you'll find three additional bedrooms, a shower room, a separate WC, and a master bedroom suite with a private bathroom. The walled courtyard is ideal for outdoor living, while the garage and ample covered parking provide extra convenience. Experience luxury living in a vibrant Catalan village.

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: 1700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Canet-en-Roussillon is a charming traditional Catalan village, known for its weekly markets, a year-round program of activities, and its proximity to the sea.

This impressive 170m² property boasts a walled courtyard and is tucked away on a peaceful side street in the heart of the village.

Completely renovated in 2015 with high-quality materials and bespoke finishes, this home offers both style and functionality.

Ground Floor:

Custom-made metal frame, double-glazed entrance door opens into:

Entrance hallway (10m²)

Bright and spacious modern living area (40m²)

Kitchen (15m²) with bespoke cabinetry and Krion worktops

WC

Garage (21m²) with direct street access

First Floor:

A floating concrete stairway with integrated lighting leads to:

Bedroom 1 (15m²) with built-in storage

Bedroom 2 (11m²) with built-in storage and balcony

Bedroom 3 (13m²) with built-in storage

Shower room (4m²)

Separate WC

Bedroom 4 (17m²), the master suite with built-in storage, en-suite bathroom, double vanity, and WC (11m²)

Exterior:

Walled courtyard with gated access

Parking for several vehicles at the front of the property, under a shaded bespoke carport, with