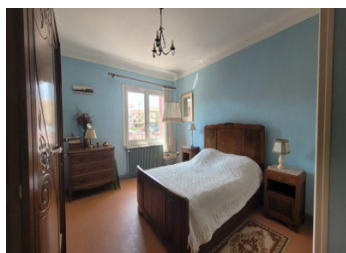


MAISON DE MAITRE style house 207m2 + 50m2 garage and courtyard, possibly of apartments, 3KM FROM THE SEA



INFORMATION

Town:	Canet-en-Roussillon
Department:	Pyrénées-Orientales
Bed:	5
Bath:	3
Floor:	207 m2
Plot Size:	234 m2



IN BRIEF

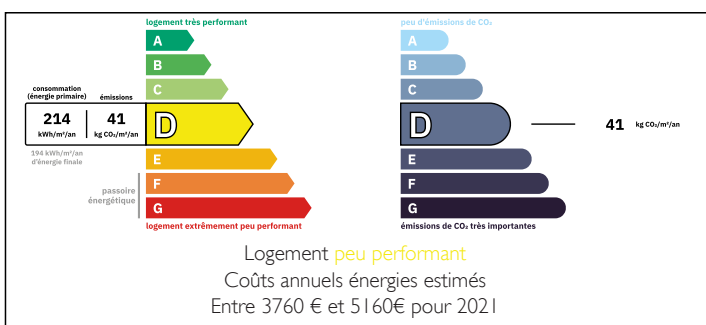
RARE GEM IN THE HEART OF CANET EN ROUSSILLON

Tucked away in the charming village center, just steps from shops and cafés and only 3km from the golden sands of Canet Plage and the bustling port, this rarely available property is brimming with potential.

This impressive Maison de Maître, with its origins dating back to the 1750s, offers a remarkable opportunity to transform a historic home into a stunning family residence, boutique B&B, stylish individual apartments, or a creative commercial space.

Boasting 207m² of living space across three floors, the property features five generous bedrooms, high ceilings, original character details, and over 50m² of additional garage and cellar space.

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: 2600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Canet en Roussillon is a traditional village retaining an authentic Catalan charm and has a number of commerces, cafes and weekly markets.

Just 3km from the beaches at Canet Plage, the port and sea front promenade with a year round programme of entertainment.

House currently offers:

Ground floor

Garage 34m2

Entrance hallway 27m2

boiler room 22m2

various small rooms between 3-5m2

First floor

Lounge 43m2, dual aspect with woodburner fireplace and balcony

Kitchen 7m2

Pantry 3m2

Bedroom 1 12m2

bedroom 2 13m2

wc

shower room 4m2

Second Floor

Lounge 23m2

Kitchen 10m2

Bedroom 3 12m2

Bedroom 4 14m2

Bedroom 5 16m2

Shower room 4m2

wc

Shower room with wc 2m2

Exterior courtyard with double gates and parking spaces

House has access from 2 roads and offers a number of options, for example to create independent apartments on all floors, a possible 4 apartments or a boutique style hotel are some possibilities

Non supporting walls can be removed to make a