

Spacious four bedroom, semi-detached house with garden and garage situated in popular area close to amenities



INFORMATION

Town:	Canet-en-Roussillon
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	135 m ²
Plot Size:	211 m ²

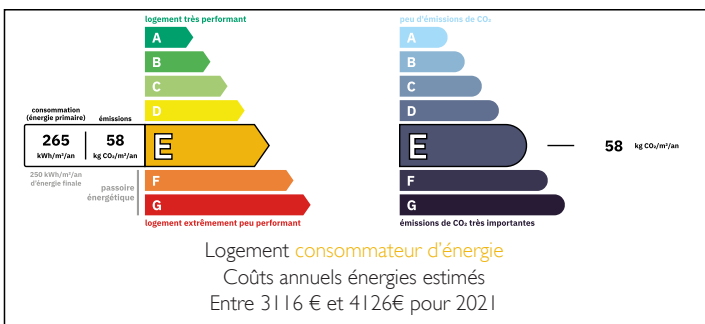


IN BRIEF

This spacious, 4-bedroom home is situated in Canet-en-Roussillon, just a short walk from amenities, and only 3,4km from the beach. This house is in a quiet residential area and offers 135m² of habitable space, with an easy to maintain, mature garden.

Ample parking for two cars plus a 22m² garage. Requiring modernisation, this gem of a house offers huge potential as either a family home, or a holiday home.

ENERGY - DPE



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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

Situated in Canet-en-Roussillon, just a short walk from amenities, in a quiet neighbourhood, discover this semi-detached family home, offering 135 m² of living space on a 211 m² plot.

The ground floor:

The entrance leads through to a bright and spacious living area with lounge and dining room.

The separate kitchen is generous in size, with plenty of space for a kitchen and there's access via French doors to the sunny terrace.

There is also a useful utility room for added convenience.

1st floor:

A large landing leads to four bedrooms, all with with built-in wardrobes, and one bedroom has the added advantage of a terrace.

There is also a spacious family bathroom and WC.

Outside, you will enjoy a private, enclosed garden, not overlooked, providing a peaceful setting amongst the mature trees, which include a large olive tree to provide some natural shade.

A large 22m² garage, complete with its own shower room and WC, and under-stair storage.

In need of modernising the well placed house offers the opportunity for a family home, or due to its low maintenance garden an ideal holiday home, just a 6 minute drive from the beach.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES