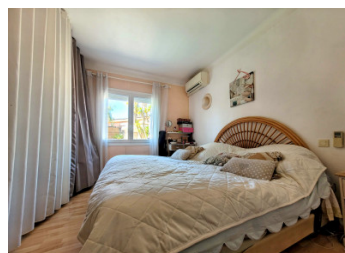
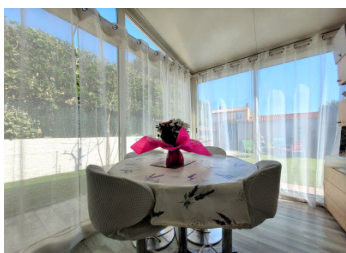


Villa with studio, pool, private setting, 5 min from beach, quiet sought-after area



INFORMATION

Town:	Canet-en-Roussillon
Department:	Pyrénées-Orientales
Bed:	3
Bath:	4
Floor:	112 m ²
Plot Size:	501 m ²

IN BRIEF

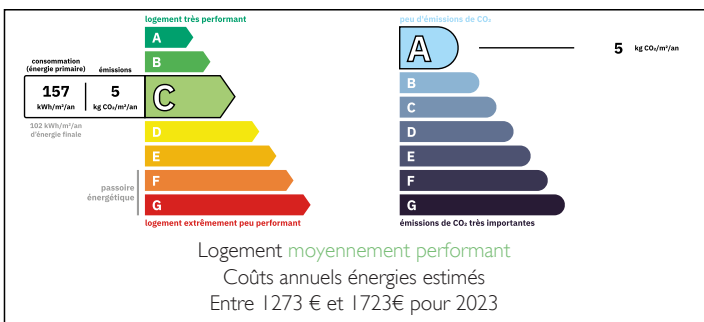
Located in a quiet and sought-after residential area of Canet en Roussillon, just a 5-minute drive from the beach and close to all amenities, this semi-detached villa with an independent studio sits on a landscaped 500 m² plot

It features a bright, spacious living area with lounge, dining space, and a modern fully equipped kitchen, complemented by two verandas ideal for a home office or relaxation area. The ground floor includes two master bedroom suites with shower rooms and a separate WC.

Upstairs, three attic-style bedrooms and a shower room with WC provide a functional sleeping area, ideal for children, guests or grandkids.

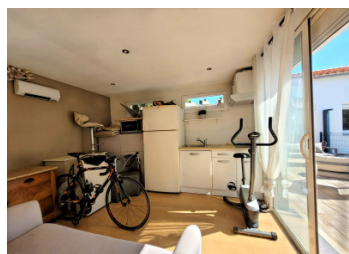
Outside: landscaped garden, secure 9x4 m pool, pool house, summer kitchen, and terrace.

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 offers the charm of a Mediterranean village with its lively center, local markets, and relaxed lifestyle. Its long sandy beach is one of the most popular on the coast, perfect for enjoying the sun year-round.

Ideally located just minutes from Perpignan, it combines seaside living with easy access to a vibrant city rich in culture, transport links, and amenities.

Entrance to:

Main living area 40 m² with wood-burning stove and open-plan 14 m² fitted and equipped kitchen with island

Veranda (garden view) 8 m²

Veranda (pool view) 8 m²

Bedroom suite with shower room and pool access 18 m²

Bedroom suite with shower room and storage 24 m²

Separate WC

Garage 18 m², currently used as storage

Upstairs:

3 attic bedrooms

Shower room with WC

Storage space

Outside:

Front: astro turf lawn with vegetable garden

Rear: 9 m × 4 m swimming pool, 1.60 m depth,

LOCAL TAXES

Taxe foncière: 1570 EUR

Taxe habitation: EUR

NOTES