

## Spacious Family Home with Heated Pool, 5 Bedrooms and Large Veranda Near Beaches



## INFORMATION

Town:	Canet-en-Roussillon
Department:	Pyrénées-Orientales
Bed:	5
Bath:	2
Floor:	170 m <sup>2</sup>
Plot Size:	450 m <sup>2</sup>

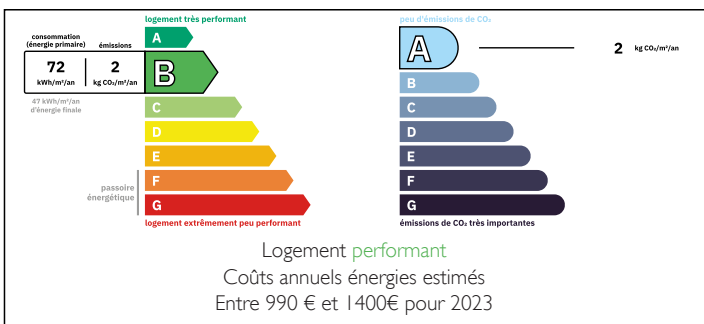
## IN BRIEF

In Canet-en-Roussillon village, in the collège area, enjoy all amenities close by with quick access to the school and beaches.

This bright family home, set in a modern terrace of houses, offers generous living spaces with a large open-plan living area featuring a modern wood-burning stove, extended by a 40 m<sup>2</sup> air-conditioned veranda. The ground-floor master suite includes a dressing room and private bathroom, while upstairs offers 4 bedrooms, a large family bathroom, and a dressing area with separate WC.

Outside, a heated swimming pool is set within an easy-maintenance garden planted with lemon and olive trees, along with several outbuildings providing ample storage space. Private parking in the driveway and a tiled entrance complete this property, ideal as a family home or sunny holiday residence.

## 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

Located in Canet-en-Roussillon, this property enjoys a highly sought-after setting between the charm of a traditional village and the Mediterranean coastline. The town offers all amenities including schools, shops, restaurants, and services, while being just minutes from the beach. Perpignan, with its international airport and TGV high-speed train station, is reachable in around 15 minutes, providing easy connections to Paris, Barcelona, and Toulouse. Spain is approximately 35 minutes away by car, perfect for regular day trips and weekend escapes.

This bright and spacious modern terrace house offers generous living areas combined with modern comfort. The open-plan living room and kitchen flow seamlessly into a large air-conditioned veranda, creating an additional year-round living space. Outside, the Mediterranean-style garden surrounds a heated tiled swimming pool, offering the perfect setting to enjoy the southern French climate. The ground-floor master suite provides excellent everyday comfort, while the upstairs sleeping area is ideal for a large family or a welcoming holiday home.

### Ground Floor:

Open-plan living room with kitchen: 40 m<sup>2</sup>

Air-conditioned veranda: 40 m<sup>2</sup>

Master suite: 23 m<sup>2</sup>

Separate WC

### First Floor:

Bedroom 1: 16 m<sup>2</sup>

Bedroom 2: 15 m<sup>2</sup>

Bedroom 3: 10 m<sup>2</sup>

Bedroom 4: 11 m<sup>2</sup>

Bathroom: 12 m<sup>2</sup>

Dressing room and WC: 6 m<sup>2</sup>

### Outdoor Areas:

Garden workshop / studio: 11 m<sup>2</sup>

Parking for 3 cars

Heated tiled masonry swimming pool: 7 m x 3 m

Mediterranean landscaped garden

## NOTES