



EXCEPTIONAL RENOVATED HOME, 4 BEDS,
POOL, GARAGE, GARDENS + 4 RENTAL STUDIOS.
NEAR THE SEA AND PERPIGNAN

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RENOVATED HOME, 4
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STUDIOS. NEAR THE SEA
AND PERP...



PROPERTY FACT FILE	
REFERENCE	A34879AHA66
PRICE	€ 629,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	287 m ²
LAND	990 m ²
TOWN	Canet-en-Roussillon
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Modern and well designed home 4 bed / 3 bath
- Large 60m² garage
- 4 independent furnished studios 22m²
- Private garden with pool and summer house
- Walking distance to shops and 5 min drive beaches

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Exceptional property with high-end finishes, set on a quiet residential street in the heart of Canet-en-Roussillon village. Ideally located just 5 minutes from the beach, 15 minutes from Perpignan, its airport and TGV station, and within easy reach of the Spanish border, this is a rare opportunity on the Mediterranean coast.

DESCRIPTION

Canet-en-Roussillon is a vibrant coastal town combining traditional Catalan charm with modern amenities, including markets, a lively marina, and year-round cultural events. Ideally located just 15 minutes from Perpignan with its TGV station and airport, and within easy reach of Girona and Barcelona airports, it offers excellent national and international connections.

This spacious 287m² property occupies a generous 990m² corner plot in a quiet, residential neighborhood.

Ground Floor:

Entrance hallway (9m²) leading to:

Bedroom 1 (12m²) with dual access to a shower room and WC (6m²)

Cave/wine cellar with well

Garage (60m²) with double access doors and laundry area

First Floor:

Spacious hallway leading to:

Bright, modern living area (42m²) with access to wrap-around terrace

Kitchen (21m²) with bespoke units and marble feature worktops

Bedroom 2 (15m²) with built-in storage

Bedroom 3 (15m²) with built-in storage

Bathroom (8m²) with bath, sink, and WC

Bedroom 4 (19m²), master suite with access to balcony and en-suite shower room with WC (5m²)

Office (6m²) with access to stairs leading to the garden

Garden:

Private, not overlooked, set to the side of the property

Mediterranean garden

Pool with deck surround

Summer house with kitchen and covered seating area

Technical room

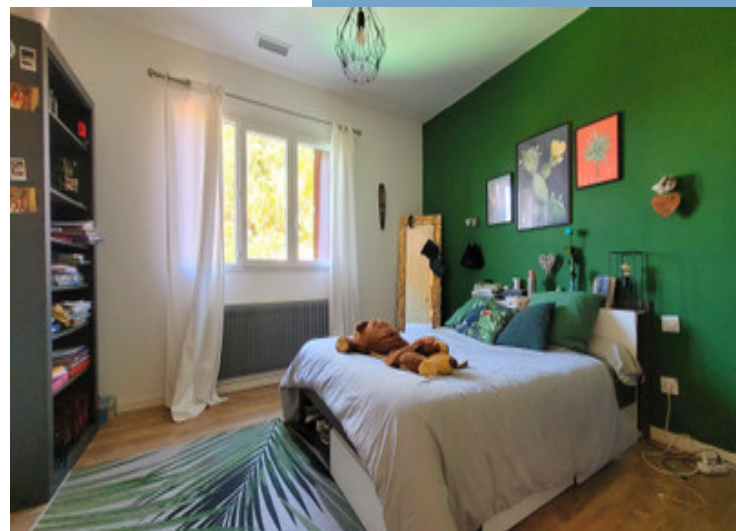
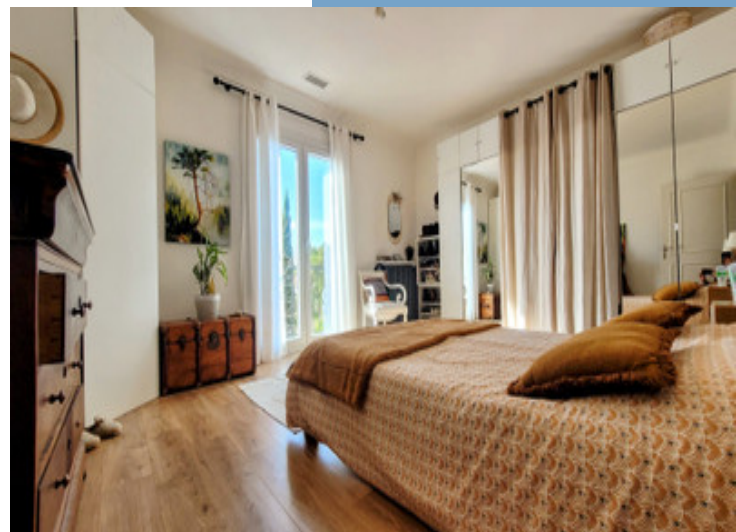
Parking available for several vehicles at the front of the property, with access to the garage.

Studios:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34879AHA66>

COMPLETE FILE AND PHOTO ON REQUEST

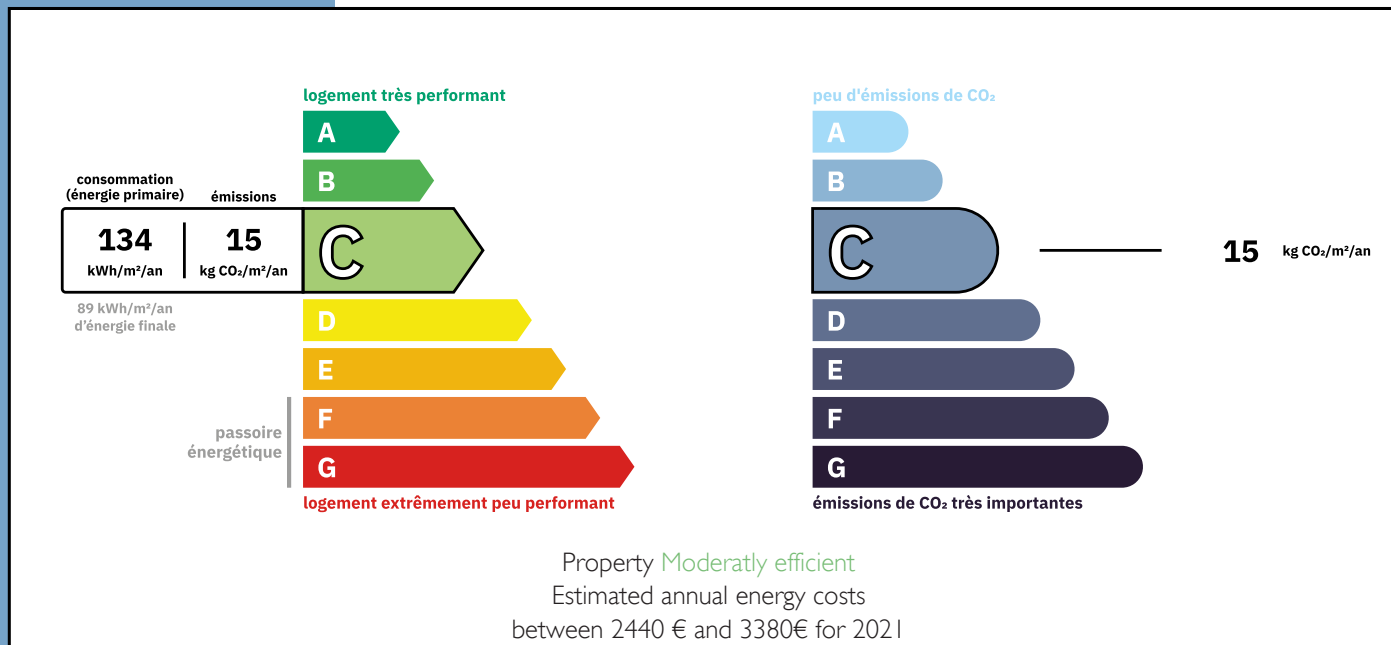


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ENERGIE-DPE

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



NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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