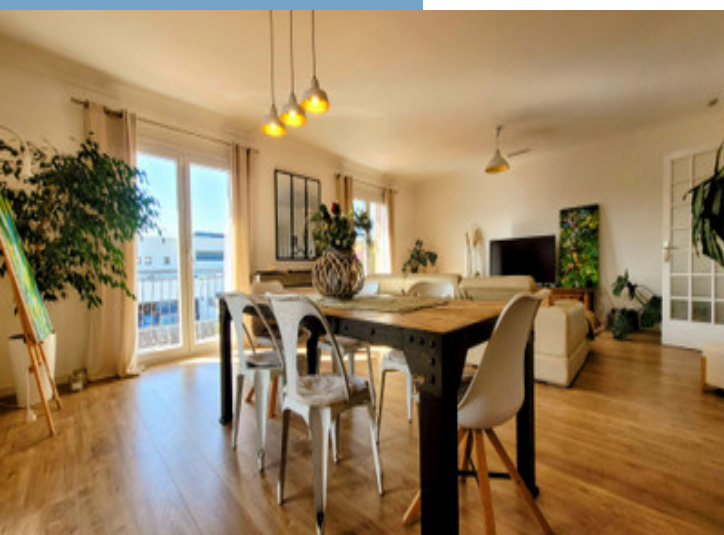




SPACIOUS DETACHED HOUSE FULLY  
RENOVATED, 4 BED, 3 BATH, GARAGE, POOL,  
GARDENS AND 4 INDEPENDENT 22M2 STUDIOS

SPACIOUS DETACHED  
HOUSE FULLY  
RENOVATED, 4 BED, 3  
BATH, GARAGE, POOL,  
GARDENS AND 4  
INDEPENDENT 22M...



PROPERTY FACT FILE	
REFERENCE	A34879AHA66
PRICE	€ 690,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	7
ACCOMMODATION	287 m <sup>2</sup>
LAND	990 m <sup>2</sup>
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 60m<sup>2</sup> garage
- 4 independent furnished studios 22m<sup>2</sup>
- Private garden with pool and summer house
- Walking distance to shops and 5 min drive beaches

SPACIOUS DETACHED HOUSE FULLY RENOVATED, 4 BED, 3 BATH, GARAGE, POOL, GARDENS AND 4 INDEPENDENT 22M...  
Ref : A34879AHA66

Nestled in a peaceful residential street in the heart of Canet-en-Roussillon, this stunning family home offers convenient access to all local shops, restaurants, and amenities, just a short walk away. The beach is only a 5-minute drive, and Perpignan with its airport and TGV station is just 15 minutes away. A short drive takes

## DESCRIPTIF

Canet-en-Roussillon is a charming traditional Catalan village, offering weekly markets, a year-round program of activities, and just a short distance from the sea.

This impressive 287m<sup>2</sup> property is located on a corner plot of 990m<sup>2</sup> in a quiet residential area.

### Ground Floor:

Entrance hallway (9m<sup>2</sup>) leading to:

Bedroom 1 (12m<sup>2</sup>) with dual access to a shower room and WC (6m<sup>2</sup>)

Cave/wine cellar with well

Garage (60m<sup>2</sup>) with double access doors and laundry area

### First Floor:

Spacious hallway leading to:

Bright, modern living area (42m<sup>2</sup>) with access to wrap-around terrace

Kitchen (21m<sup>2</sup>) with bespoke units and marble feature worktops

Bedroom 2 (15m<sup>2</sup>) with built-in storage

Bedroom 3 (15m<sup>2</sup>) with built-in storage

Bathroom (8m<sup>2</sup>) with bath, sink, and WC

Bedroom 4 (19m<sup>2</sup>), master suite with access to balcony and en-suite shower room with WC (5m<sup>2</sup>)

Office (6m<sup>2</sup>) 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:

Separate entrance from the rear of the property with parking

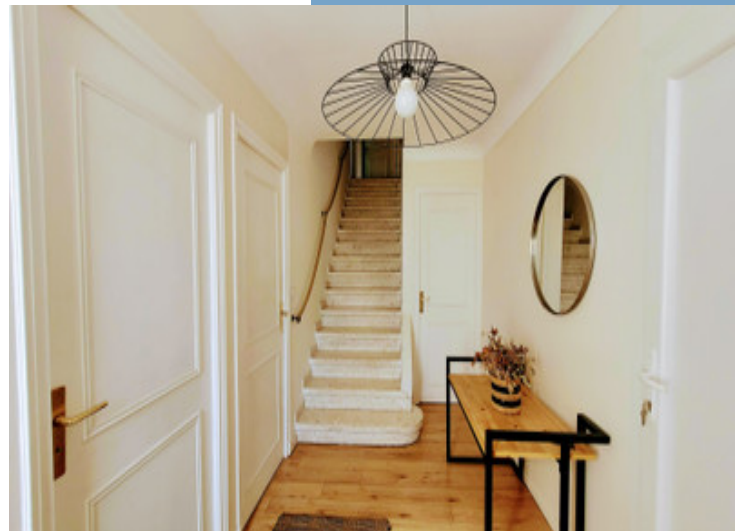
4 independent studios (approx. 22m<sup>2</sup> each)

Fully furnished

### More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

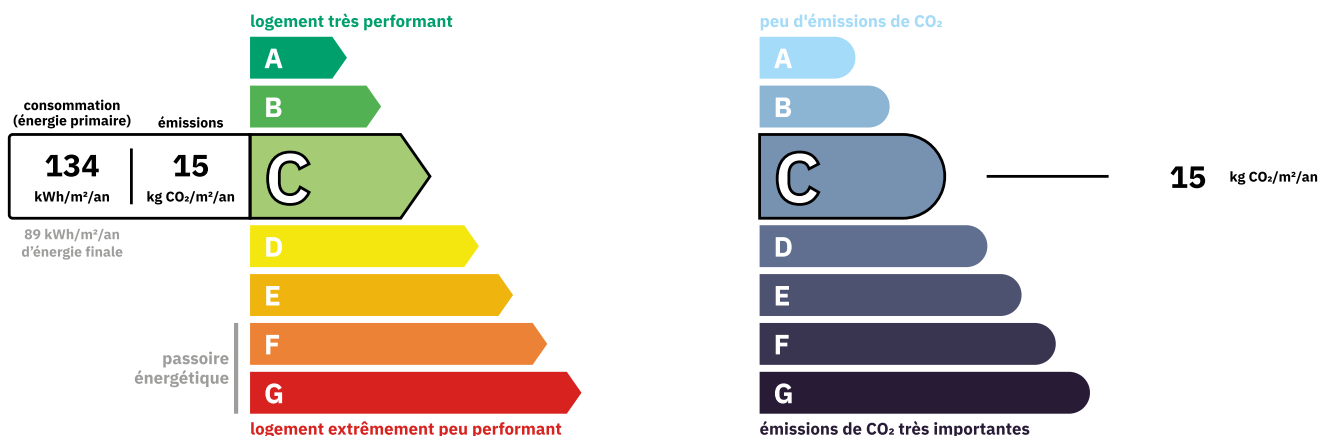


SPACIOUS DETACHED HOUSE  
FULLY RENOVATED, 4 BED, 3  
BATH, GARAGE, POOL,  
GARDENS AND 4  
INDEPENDENT 22M...

Ref : A34879AHA66

## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 2440 € and 3380€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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  
ON REQUEST

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