LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



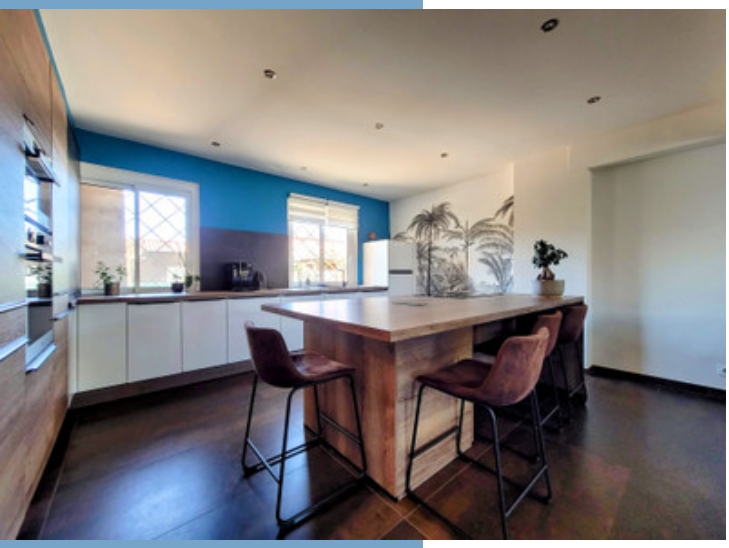
RENOVATED VILLA WITH POOL, JACUZZI, SUMMER KITCHEN AND GARAGE, CENTRAL VILLAGE SETTING, 5 MIN TO BEACH

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A42117AHA66
PRICE	€ 520,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	180 m²
LAND	600 m²
TOWN	Canet-en-Roussillon
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- bright open-plan living space
- private swimming pool with jacuzzi
- large garage and a fully usable cellar
- Ideal for families and professionals
- heart of Canet-en-Roussillon village

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Perfectly positioned in the heart of Canet-en-Roussillon village, this beautifully renovated villa offers immediate access to shops, restaurants and the medical centre, just 5 minutes from the beach and 10 minutes from Perpignan.



DESCRIPTION

Located between the Mediterranean Sea and the Pyrenees, Canet-en-Roussillon offers a vibrant village lifestyle, long sandy beaches, a marina, and year-round amenities. The beach is just a few minutes' drive away, while Perpignan, with its TGV station and airport, provides excellent transport links to the rest of France and Europe.

This semi-detached property offers:

Ground Floor

Open-plan living area of approx. 70 m² with fully fitted and equipped kitchen, featuring an extendable dining area integrated into the central island

Lounge with wood-burning fireplace and beautiful views over the private enclosed garden

Hallway with marble staircase

WC

Bedroom 1 (9 m²) with direct exterior access, also ideal for use as an independent office or treatment room



Upstairs

Bedrooms 2 and 3 (13 m² and 10 m²), communicating rooms with WC and washbasin, ideal as a family or guest suite

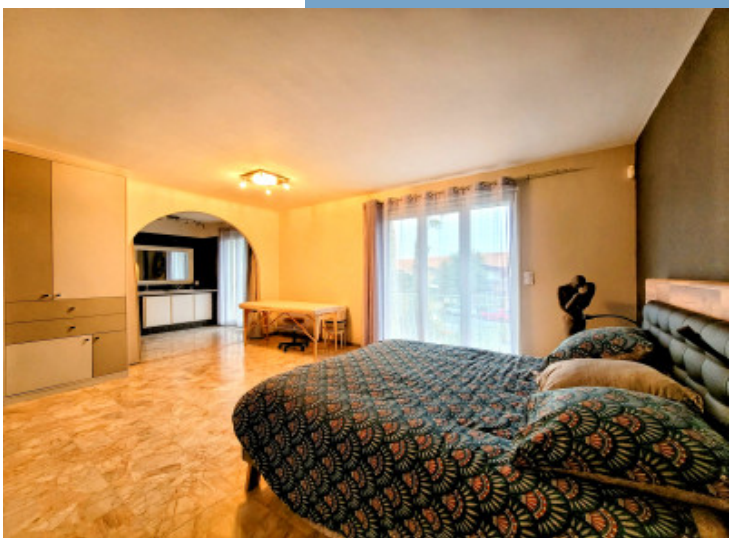
Bedroom 4 (12 m²) with built-in storage cupboard

Bedroom 5 (26 m²), master suite with balcony and 10 m² bathroom

Family bathroom (8 m²) with WC, washbasin, and bathtub

Lower Ground Floor

Storage room (9 m²)



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42117AHA66

COMPLETE FILE AND PHOTO ON REQUEST

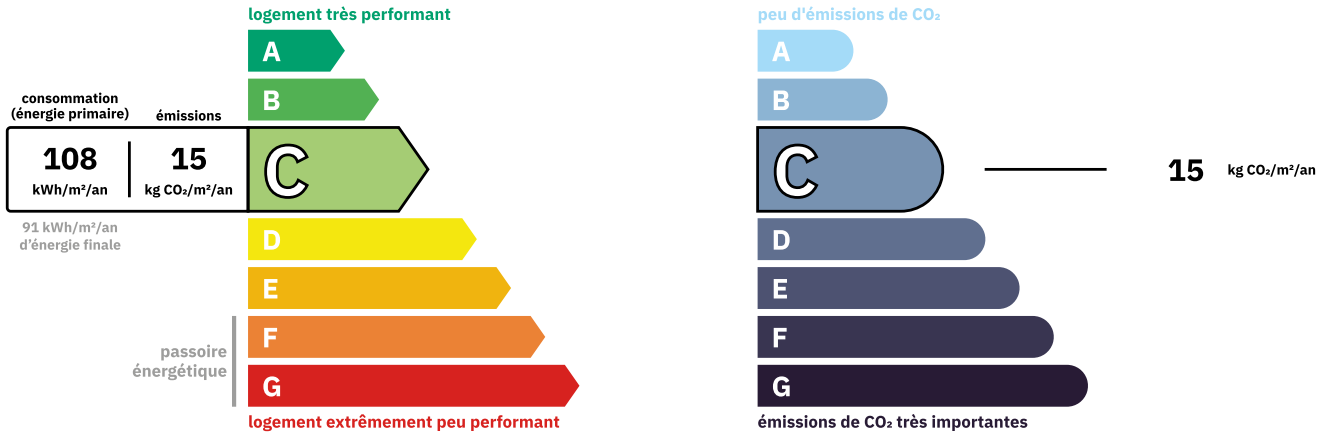
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1764 € and 2386€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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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