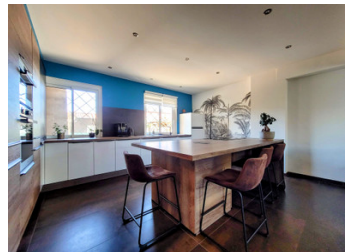


Renovated Villa with Pool, Jacuzzi, Summer Kitchen and Garage, central village setting, 5 min to beach



## INFORMATION

Town:	Canet-en-Roussillon
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	180 m <sup>2</sup>
Plot Size:	600 m <sup>2</sup>

## IN BRIEF

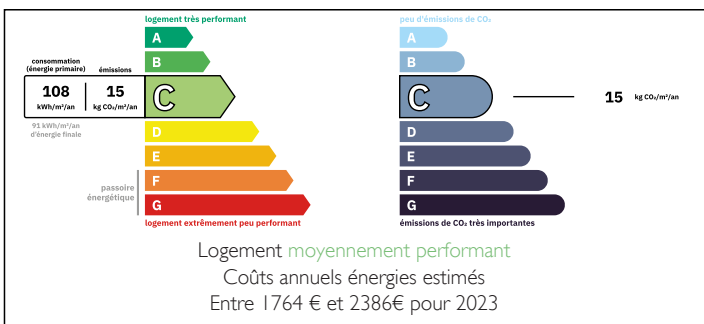
Perfectly positioned in the heart of Canet-en-Roussillon village, this beautifully renovated villa offers immediate access to shops, restaurants and the medical centre, just 5 minutes from the beach and 10 minutes from Perpignan.

Designed for modern living, the 180 m<sup>2</sup> main residence features a bright open-plan living space with panoramic garden views and offers up to six bedrooms in total. An additional 80 m<sup>2</sup> comprises a large garage and a fully usable cellar, providing excellent storage or flexible extra space.

Outdoors, relax and entertain around the private swimming pool with jacuzzi and a fully equipped summer kitchen.

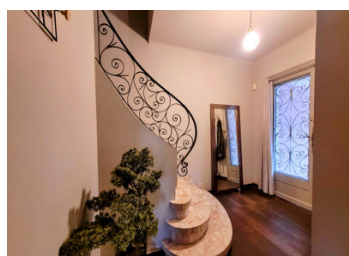
Ideal for families and professionals alike, the property also allows for professional use, with an independent office or treatment room. There is also the

## 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.



## LOCAL TAXES

**Taxe foncière: 3000 EUR**

**Taxe habitation: EUR**

## NOTES

## 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 m<sup>2</sup> 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 m<sup>2</sup>) with direct exterior access, also ideal for use as an independent office or treatment room

### Upstairs

Bedrooms 2 and 3 (13 m<sup>2</sup> and 10 m<sup>2</sup>), communicating rooms with WC and washbasin, ideal as a family or guest suite

Bedroom 4 (12 m<sup>2</sup>) with built-in storage cupboard

Bedroom 5 (26 m<sup>2</sup>), master suite with balcony and 10 m<sup>2</sup> bathroom

Family bathroom (8 m<sup>2</sup>) with WC, washbasin, and bathtub

### Lower Ground Floor