

Furnished 1-bedroom apartment with parking in a high-end residence – Les Flamants Roses - 100m to the beach

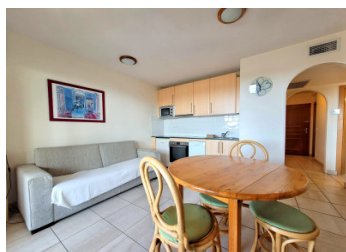


## INFORMATION

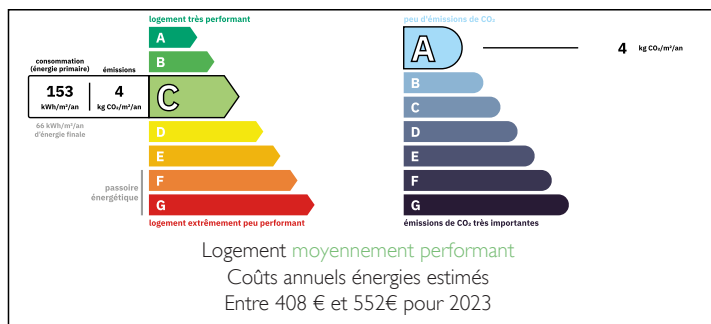
|                |                     |
|----------------|---------------------|
| Town:          | Canet-en-Roussillon |
| Department:    | Pyrénées-Orientales |
| Bed:           | 1                   |
| Bath:          | 1                   |
| Floor:         | 39 m2               |
| Outside Space: | 17 m2               |

## IN BRIEF

Furnished one-bedroom apartment located in the prestigious Les Flamants Roses residence in Canet-en-Roussillon, set in a quiet and sought-after area. Just a few meters from the beach and close to the Spanish border, this property offers an ideal coastal lifestyle. It features a bright living room with a fully fitted and equipped open-plan kitchen, one comfortable bedroom, and a shower room with WC. The apartment is equipped with ducted air conditioning and is sold fully furnished. A west-facing terrace provides a pleasant outdoor space with open views, including the Canigou mountain. Situated on the second floor of a secure residence with lift access, entry is controlled by a barrier and intercom system. Residents enjoy well-maintained green spaces, a swimming pool, and access to spa facilities. A private parking space is included. Optional rental partnership available, with no obligation.



## 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: 1000 EUR**

**Taxe habitation: 1158 EUR**

## NOTES

## DESCRIPTION

Canet-en-Roussillon is a popular seaside resort known for its long sandy beaches and relaxed Mediterranean lifestyle. Just minutes from Perpignan and under 20 km from Spain, it offers an ideal location between sea, city, and international access.

Located in the highly desirable Les Flamants Roses residence in Canet-en-Roussillon, this charming furnished one-bedroom apartment offers a peaceful setting along with high-quality features, including ducted air conditioning.

Just a short walk from the beach, the property includes a comfortable bedroom, a bright living area with a fully fitted open-plan kitchen, and a modern shower room with separate WC.

A spacious west-facing terrace provides the perfect spot to relax while enjoying open views stretching toward the Canigou.

The apartment is set on the second floor of a secure, well-maintained four-storey building with lift access, controlled entry via barrier and intercom.

Situated in the sought-after Canet Sud area, residents benefit from beautifully maintained landscaped grounds, a swimming pool, and optional access to the services of the on-site hotel and spa.

A private parking space is included.

There is also the option to enter into a rental partnership with the hotel, offering potential income without any obligation.

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Co-owned building of 100 units  
Provisional annual charges: 1250€

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