

167 536 €

Contact agency

Gestiom Immobilier

8 Avenue Carsalade du Pont

66100 Perpignan

04 68 08 82 89 / contact@gestiom.com

For sale apartment

5 rooms

Surface : 108 m²

Surface of the living : 37 m²

Year of construction : 1982

Exposition : Sud est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : to modernize

Standing : residential

Building condition : GOOD

Features :

double glazing, CALM, residential, electric shutters, Visitor Parking

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

Document non contractuel

02/05/2025 - Prix T.T.C



### Apartment 335 Canohès

NEW ONLY AT GESTIOM IMMOBILIER In the commune of Canohès in a small joint ownership without charges, without trustee and without elevator Pleasant F4-type dual-aspect apartment of approximately 90m² of living space on the 1st floor + studio on the ground floor of approximately 22m² of living space, garage and garden. The property is composed as follows: On the ground floor: - A studio of approximately 22m² of living space comprising a main room with kitchen area and a shower room with toilet and opening onto a garden of approximately 45m² -A garage of approximately 14m² with swing door and parking space in front On the 1st floor; - An entry - A living room (approximately 37m²) with lounge and fitted kitchen area opening onto a balcony (approximately 6.50m²) - 3 bedrooms including 2 with cupboards (approximately 13, 12 and 11m²) + balcony (approximately 3m²) - A bathroom with bathtub, washbasin unit and cupboard (approximately 7 m²) - A toilet The apartment dates from the 80s, it is in perfect condition but requires some modernizations (notably the electrical network) Heating by electric convectors, electric roller shutters, double-glazed PVC joinery in the night area. Last property tax paid by the owner: €1,600/year

Fees and charges :

Well condominium

167 536 € fees included

