

470 000 €

**Contact agency**

**Nathalie Huc Immobilier**

1 promenade de la côte vermeille

66140 Canet-en-Roussillon

04 68 80 51 51 / nathalie@hucimmobilier.com

**For sale house**

**4 rooms**

**Surface : 163 m<sup>2</sup>**

**Surface of the land : 627 m<sup>2</sup>**

**Year of construction : 1991**

**Exposition : Sud ouest**

**Hot water : Gaz**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

ALARM, DRILLING, Bedroom on ground floor, Automatic Watering, Laundry room, AIR CONDITIONING, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : C**

03/06/2024 - Prix T.T.C



**House 8752 Canet-Plage**

66140 CANET-PLAGE - Charming Architectural Villa - Dream Location Close to the Beach and Shops Discover the exceptional charm of this architect-designed villa, nestled in the heart of a peaceful environment, just a few steps from the beach and local amenities. This unique property, surrounded by 627 m<sup>2</sup> of wooded land, offers an incomparable quality of life. Inside, you will immediately be won over by the spacious living room, featuring an impressive cathedral ceiling and a warm fireplace, creating a welcoming atmosphere. The adjacent dining room opens onto a sunny terrace with a pergola, ideal for alfresco dining and relaxing. The fully equipped independent kitchen and laundry room add a practical touch to daily life. A bedroom on the ground floor offers an additional accommodation solution, perfectly suited to family life. Upstairs, discover two comfortable bedrooms, one of which has a mezzanine, as well as an office or spare bedroom to meet your specific needs. The modern bathroom completes this floor with elegance. The exterior of the property includes a parking space, a large garage with workshop, and a beautifully landscaped garden with Mediterranean trees, creating an enchanting setting. Located in a quiet area, this villa offers ideal proximity to the beach and local shops, ensuring convenient and pleasant daily life.

Fees and charges :

470 000 € fees included

