





# SPACIOUS DETACHED HOUSE FULLY RENOVATED, 4 BED, 3 BATH, GARAGE, POOL, GARDENS AND 4 INDEPENDENT 22M2 STUDIOS

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SPACIOUS DETACHED HOUSE FULLY RENOVATED, 4 BED, 3 BATH, GARAGE, POOL, GARDENS AND 4





#### PROPERTY FACT FILE

REFERENCE A34879AHA66

PRICE € 679,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 4

BATHROOM 3

ACCOMMODATION 287 m<sup>2</sup>

LAND 990 m<sup>2</sup>

TOWN Canet-en-Roussillon

DEPARTMENT

LOCATION Town property

TYPE Maison de Vacances, House, Villa

CONDITION Good condition

FEATURES Swimming Pool, Mains Drains,

Garage

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





- Modern and well designed home 4 bed / 3 bath
- Large 60m2 garage
- 4 independent furnished studios 22m2
- Private garden with pool and summer house
- Walking distance to shops and 5 min drive beaches

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Exceptional property with high quality finishes, in a quiet, sought-after residential street in the heart of Canet-en-Roussillon. Just 5 mins from the beach, 15 mins from Perpignan (airport and TGV), and close to the Spanish border.

The main house offers a spacious entrance hall, ground-floor bedroom



Canet-en-Roussillon is a vibrant coastal town combining traditional Catalan charm with modern amenities, including markets, a lively marina, and year-round cultural events. Ideally located just 15 minutes from Perpignan with its TGV station and airport, and within easy reach of Girona and Barcelona airports, it offers excellent national and international connections.

This spacious 287m<sup>2</sup> property occupies a generous 990m<sup>2</sup> corner plot in a quiet, residential neighborhood.

Ground Floor:

Entrance hallway (9m²) leading to:

Bedroom I ( $12m^2$ ) with dual access to a shower room and WC ( $6m^2$ )

Cave/wine cellar with well

Garage (60m²) with double access doors and laundry area

First Floor:

Spacious hallway leading to:

Bright, modern living area (42m²) with access to wrap-around terrace Kitchen (21m²) with bespoke units and marble feature worktops

Bedroom 2 (15m<sup>2</sup>) with built-in storage

Bedroom 3 (15m<sup>2</sup>) with built-in storage

Bathroom (8m²) with bath, sink, and WC

Bedroom 4 ( $19m^2$ ), master suite with access to balcony and en-suite shower room with WC ( $5m^2$ )

Office (6m<sup>2</sup>) with access to stairs leading to the garden

Garden:

Private, not overlooked, set to the side of the property

Mediterranean garden

Pool with deck surround

Summer house with kitchen and covered seating area

Technical room

Parking available for several vehicles at the front of the property, with access to the garage.

Studios:

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A34879AHA66 COMPLETE FILE AND PHOTO ON REQUEST



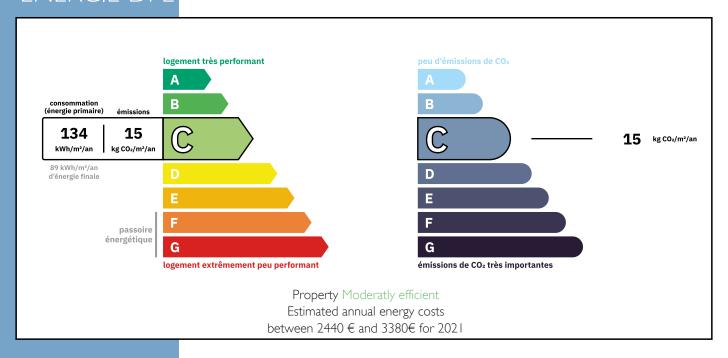




SPACIOUS DETACHED HOUS FULLY RENOVATED, 4 BED, 3 BATH, GARAGE, POOL, GARDENS AND 4 INDEPENDENT 22M Information about risks to which this property is exposed is available on the Géorisques website : <a href="https://www.georisques.gouv.fr/">https://www.georisques.gouv.fr/</a>

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### **ENERGIE-DPE**



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## CONTACT

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