

176 000 €

Contact agency

Ampao Immobilier

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For sale apartment

3 rooms

Surface : 58 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Year of construction : 2000

Exposition : Est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : to modernize

Standing : residential

Building condition : GOOD

Features :

double glazing, gated, CALM, residential,  
POOL, Visitor Parking

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Document non contractuel

27/07/2024 - Prix T.T.C



## Apartment 1067 Canet-en-Roussillon

Come and discover this charming T3 apartment located in a secure residence 2.5 km from the beaches of Canet-en-Roussillon. The residence is magnificently wooded and has several services (swimming pools, restaurant, snack bar, tennis, sports field, summer entertainment, etc.) which make it a popular place for a second or primary residence or for a rental investment with very good profitability. On the 3rd and last floor, this apartment offers an area of almost 60m<sup>2</sup> with a beautiful living room and its equipped American kitchen. The apartment also has a 7m<sup>2</sup> east-facing terrace with a clear view to fully enjoy the surrounding calm. It consists of two bedrooms, a bathroom and a toilet. You also have the possibility of creating a mezzanine to save space. Heating and hot water are individual and electric, the windows are double-glazed PVC. This property even has its own parking space.

Fees and charges :

Annual current expenses 1 500 €

Well condominium

176 000 € fees included

