

445 000 €

**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 villa**

**6 rooms**

**Surface : 175 m<sup>2</sup>**

**Surface of the land : 230 m<sup>2</sup>**

**Year of construction : 1972**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

Bedroom on ground floor, double glazing,  
Laundry room, CALM

5 bedroom

2 terraces

1 bathroom

3 showers

3 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

14/03/2025 - Prix T.T.C



**Villa 8955 Canet-Plage**

66140 Canet Plage, opulent house of 175 m<sup>2</sup> of living space on a garden of 230 m<sup>2</sup>. Reception patio with terrace, an entrance opening onto a living room with fireplace and fitted kitchen opening onto a terrace and garden not overlooked in a quiet area. A bedroom with cupboard, a shower room with laundry room. Upstairs, 3 bedrooms including a master suite with dressing room and private shower room. A bathroom. On the top floor, 3 attics (14 m<sup>2</sup>, 15 m<sup>2</sup> and 16 m<sup>2</sup>) which can be used as an office, storage space. A bedroom with shower room.

**Fees and charges :**

445 000 € fees included

