

545 000 €

**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**

**10 rooms**

**Surface : 210 m<sup>2</sup>**

**Surface of the land : 385 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Est ouest**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

3 apartments, Habitation principal et locatif, housing complex, Bedroom on ground floor, double glazing, Laundry room, AIR CONDITIONING, CALM

8 bedroom

4 terraces

4 showers

4 WC

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

18/07/2024 - Prix T.T.C



**House 8759 Canet-Plage**

66140 CANET-PLAGE - Real estate complex composed of 3 apartments, residential area near the beach. - A 5-room apartment of 102.22 m<sup>2</sup> Carrez, open kitchen living room, bedroom and bathroom on one level, upstairs: terrace, 3 bedrooms with cupboard, a bathroom. An enclosed garden with trees, barbecue, workshop, wine cellar, parking space. - A single-storey 3-room apartment of 60.90 m<sup>2</sup> Carrez, open kitchen living room, 2 bedrooms, an office or additional bedroom, a garden terrace. - A 3-room apartment of 47.74 m<sup>2</sup> Carrez on the first floor, sold occupied, lease from October 2021, rent of €635/month. Apartments cannot be sold separately.

Fees and charges :

545 000 € fees included

