



Nathalie Huc Immobilier

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€ 470 000

**Buying 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**

**Amenities :**

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) : C**

**Emission of greenhouse gases**

**(ges) : C**

**Fees and charges :**

**470 000 € fees included**



### House 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. Ref. : 433V2128M - Mandat n°8752



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Carte professionnelle n°CPI 6601 2015 000 000 539 - RCS 800 542 821

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