



Nathalie Huc Immobilier

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295 000 €

**Buying apartment**

**3 rooms**

**Surface : 50 m²**

**Surface of the living : 25 m²**

**Year of construction : 2007**

**Exposition : Nord est**

**View : Mer panoramique**

**Hot water : Individuelle**

**Inner condition : new**

**Standing : residential**

**Building condition : good**

**Amenities :**

lift, double glazing, Calm, electric shutters,

Air conditioning

2 bedroom

1 terrace

1 shower

1 WC

**Legal information**

295 000 €

Fees paid by the owner, well condominium (15 lots in the condominium), annual current expenses 1 000 € (83 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Apartment 9249 Canet-en-Roussillon**

CANET-PLAGE, port side, let yourself be charmed by this beautiful 2-bedroom apartment of 50 m², fully renovated with taste and high-end materials. Located on the 5th floor of a secure residence, it offers a breathtaking panoramic view of the port, the Mediterranean, and the Albères, which you can enjoy from its balcony. The interior, warm and well-appointed, features a bright living room with an open kitchen, two cozy bedrooms, and a modern bathroom with a walk-in shower. Reversible air conditioning, quality finishes, and free parking at the foot of the building (10 months out of 12) complete this exceptional property, perfect as a primary home, vacation residence, or investment.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 507 and 687 € (reference year 2021)  
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