

568 000 €

For sale house

5 rooms

Surface : 137 m<sup>2</sup>

Surface of the land : 341 m<sup>2</sup>

Year of construction : 1980

Exposition : Est ouest

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tiling

Features :

Bedroom on ground floor, Double Glazing,  
Automatic gate, Calm

4 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

#### Informations légales

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Honoraires à la charge du vendeur, aucune  
procédure en cours, information on the risks  
to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr)



### House 1031 Canet-en-Roussillon

Large house in Canet Plage close to the sea. It will not seduce you its volumes and its luminosity. It consists on the ground floor of a very large living room bathed in light with an equipped American kitchen, a bedroom, a shower room and a toilet. You can enjoy its large south-west facing terrace. The floor serves 3 beautiful bedrooms with cupboards, an office or bedroom on the mezzanine, a toilet and a large shower room. The house is equipped with reversible air conditioning, a pellet stove, double glazing. In addition to the garage possibility of entering 3 cars. Very rare product.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Document non contractuel - 01/05/2024



Ampao Immobilier -

Agence située: 141 Avenue des hauts de Canet - 66140 Canet-en-roussillon - Tél: 04 68 73 27 79 - contact@ampao.fr

Carte professionnelle n°66-201421G-T délivrée à Perpignan - RCS Perpignan 803 814 094

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