

154 000 €

For sale apartment

2 rooms

Surface : 43 m<sup>2</sup>

Year of construction : 2008

Exposition : Est ouest

View : Jardin

Hot water : Individuelle électrique

Inner condition : good

Building condition : good

Features :

Double Glazing, Secured residence, Calm, residential, Pool, Visitor Parking

1 bedroom

2 terraces

1 bathroom



### Apartment 1096 Canet-en-Roussillon

Live in a relaxing setting with this charming one-bedroom apartment located in a quiet and secure residence with swimming pool, snack bar, restaurant, tennis... On the 1st floor of the building, this dual-aspect apartment offers a generous surface area with an East-West exposure offering optimal lighting. You will find an equipped American kitchen, a bedroom, a bathroom and two terraces to enjoy the breathtaking view of the garden. Enjoy modern comfort thanks to individual heating by reversible air conditioning, individual electric hot water production and double glazing. Ideal for rental investment or second home

#### Legal information

154 000 €

Fees paid by the owner, well condominium, annual current expenses 1 780 € (148 € monthly), Condo : current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Document non contractuel - 27/01/2025



Ampao Immobilier Village - 141 Avenue des hauts de Canet, 66140 Canet-en-roussillon

Tél: 04 68 73 27 79 - contact@ampao.fr - www.ampao-immobilier.com

RCS Perpignan 803 814 094 - Code NAF 6831Z - Garantie financière : Galian 120 000€

Document non contractuel - Barème des prix disponible sur notre site internet