

176 000 €

For sale apartment

3 rooms

Surface : 59 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Year of construction : 2000

Exposition : Est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : To modernize

Standing : residential

Building condition : good

Features :

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

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Legal information

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Fees paid by the owner, well condominium, annual current expenses 2 280 € (190 € 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 1071 Canet-en-Roussillon

Come and discover this charming T3 apartment located in a secure residence 2.5 km from the beaches of Canet-en-Roussillon. The residence is magnificently wooded and has several services (swimming pools, restaurant, snack bar, tennis, sports field, summer entertainment, etc.) which make it a popular place for a second or primary residence or for a rental investment with very good profitability. On the 3rd and last floor, this apartment offers an area of almost 60m<sup>2</sup> with a beautiful living room and its equipped American kitchen. The apartment also has a 7m<sup>2</sup> east-facing terrace with a clear view to fully enjoy the surrounding calm. It consists of two bedrooms, a bathroom and a toilet. You also have the possibility of creating a mezzanine to save space. Heating and hot water are individual and electric, the windows are double-glazed PVC. This property even has its own parking space.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1150 and 1610 € (reference year 2023)  
Document non contractuel - 18/10/2024



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

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