

**169 000 €**

**For sale duplex**

**3 rooms**

**Surface : 53 m²**

**Surface of the living : 21 m²**

**Year of construction : 1988**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

Secured residence, Calm, Pool, Visitor

Parking

2 bedroom

2 terraces

2 showers

2 WC

1 parking

**Legal information**

169 000 €

Fees paid by the owner, well condominium, annual current expenses 1 920 € (160 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



**Duplex 1076 Canet-en-Roussillon**

Charm and comfort are on the menu with this superb T3 duplex in a green setting. Located on the 2nd floor of a secure residence, this 53m² apartment offers, on the 1st level, a bedroom, a shower room, separate toilets and a beautiful living room of 21 m² with access to a first terrace. In duplex, a "master suite" space offers a spacious bedroom, a shower room and a 2nd open-air terrace. The apartment benefits from a western exposure and a pleasant view of the residence's gardens. Its equipped American kitchen and its individual heating by reversible air conditioning add to its comfort. A parking space is also included. Close to the beaches, the environment is calm and the residence offers additional services such as a restaurant, a snack bar, swimming pools, tennis courts, a multi-sports ground and a visitor parking lot. The apartment has just been renovated, and the facade of the building has been renovated. All the furniture, household...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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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