

€ 410 000

## Buying villa

7 rooms

Surface : 180 m<sup>2</sup>

Surface of the living : 51 m<sup>2</sup>

Surface of the land : 1300 m<sup>2</sup>

Year of construction : 1988

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : to modernize

### Amenities :

Piscine, Pool house, Cheminée,  
Bedroom on ground floor, double  
glazing, Laundry room, calm

6 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

### Fees and charges :

410 000 € fees included

04/04/2025 - Prix T.T.C



## Villa Canohès

Rare: In a sought-after residential area and outside of a subdivision, discover this spacious 4-sided villa built in 1988, located on a beautiful wooded plot of approximately 1300 m<sup>2</sup> and in the immediate vicinity of all amenities (schools, shops, road access). Outside, you will be charmed by a beautiful south-facing garden, with a 10 x 4 m swimming pool, a borehole, welcoming terraces and a large garage. Inside, the house has approximately 180 m<sup>2</sup> of living space and offers a beautiful, bright living room of over 51 m<sup>2</sup> with a fireplace, opening directly onto the south-facing terrace. The independent kitchen of approximately 17 m<sup>2</sup>, adjoining the living room, can easily be opened to create a living space of over 68 m<sup>2</sup>. The ground floor also includes two comfortable bedrooms, a shower room, a separate toilet, and plenty of storage space (cupboards and pantry adjoining the kitchen). Upstairs, you will find three additional bedrooms (between 11 and 15 m<sup>2</sup>), an office (9 m<sup>2</sup>), a bathroom, a WC, as well as a hallway with closet, providing a well-separated sleeping area. Services: • Double-glazed wooden joinery, • Town gas heating for the ground floor, electric convectors upstairs, • Fireplace in the living room, • Large garage of 31 m<sup>2</sup>, • Drilling Please note: this property is in its original condition, offering rare potential for those wishing to update it and personalize it according to their wishes. Renovation work is therefore expected, but the generous volumes, the quality of construction and the prime location make it a



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