

124 000 €

Buying apartment

Surface : 25 m<sup>2</sup>

Exposition : Est

View : Mer

Hot water : Individuelle électrique

Inner condition : good

Amenities :

lift, double glazing

1 bedroom

1 terrace

1 shower

1 WC



### Apartment 60-2 Canet-en-Roussillon

Dreaming of a property with a sea view? Your WOLFF IMMO agency in CANET-EN-ROUSSILLON invites you to discover this apartment located in the sought-after Canet Sud area. You'll be enchanted by this property with its stunning sea view, spacious terrace, and direct access to the sea. It features an entrance hall, an open kitchen, a pantry, a welcoming living room opening onto an east-facing terrace, a cabin bedroom, a shower room, and a separate toilet. For added comfort, the apartment is air-conditioned. It is sold fully furnished. Perfect for rental investment or a holiday home. Fees payable by the buyer, which means lower transfer taxes. Invest with peace of mind: Our rental management and holiday rental services support you in optimizing your investment. With any purchase made through us, enjoy: - 3 months of free management for long-term rentals - 10% off total fees for the first season of holiday rental

#### Legal information

124 000 € fees included

3,33% VAT of fees paid by the buyer (120 000 € without fees), well condominium, annual current expenses 795 € (66 € monthly), no 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) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 400 and 610 € (reference year 2023)  
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SAS Wolff Properties - 27 Bis Av de la Méditerranée - 66140 Canet-en-Roussillon

Tél: 04 68 29 75 43 - [contact@wolffimmo.fr](mailto:contact@wolffimmo.fr)

RCS 911 358 851 R.C.S. Perpignan Code NAF 6831Z - SIRET 91135885100028 -

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