

135 000 €

**Buying apartment**

**2 rooms**

**Surface : 31 m<sup>2</sup>**

**Surface of the living : 16 m<sup>2</sup>**

**Exposition : Est**

**View : Port**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Standing : residential**

**Building condition : good**

**Amenities :**

lift, double glazing, gated, calm, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

**Legal information**

135 000 € fees included

6,00% VAT of fees paid by the buyer (127 359 € without fees), well condominium, annual current expenses 926 € (77 € 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 177 Canet-en-Roussillon

Your WOLFF IMMO agency in Canet-Plage offers a one-bedroom apartment for sale in the Marina of Canet, including an outdoor parking space and a large garage. Located on the 3rd floor of a well-maintained building, it features: - A bedroom with a closet and air conditioning - A bright, air-conditioned living room facing east, filled with morning sunlight - An open kitchen - A shower room and separate toilet An ideal location just steps away from shops, transportation, and the beach—perfect as a primary residence, second home, or rental investment. Buy with confidence! We offer seasonal rental and property management services. When you purchase this property with us, you benefit from 3 months of free management to maximize your investment. A true favorite for sea lovers and those who enjoy life by the Port! Invest with peace of mind: Our property management and seasonal rental services support you in optimizing your investment. For any...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 430 and 640 € (reference year 2025)  
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Document non contractuel - Barème de prix disponible sur notre site internet