

99 500 €

**Buying apartment**

1 room

Surface : 21 m<sup>2</sup>

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

Exposition : Est

View : Aperçu mer

Hot water : Individuelle électrique

Inner condition : A rénover

Standing : residential

Building condition : good

Amenities :

gated, calm, residential

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Legal information**

99 500 € fees included

6,00% VAT of fees paid by the buyer

(93 868 € without fees), well condominium,

annual current expenses 775 €

(65 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

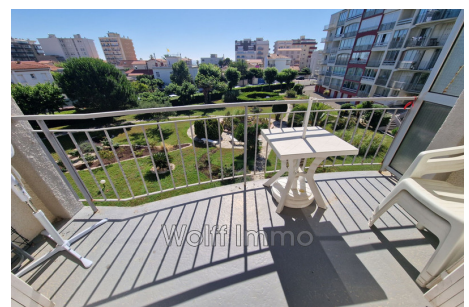
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 209 Canet-en-Roussillon

Your WOLFF IMMO agency in Canet-Plage offers you a great investment opportunity just steps from the sea! This property has real potential for customization: you can keep it as a studio or create a sleeping area to convert it into a cabin studio and maximize its profitability. Perfect for rental investment, it can generate additional income while providing you with a pied-à-terre to enjoy your seaside stays. Its advantages: - Sea view - Just 100 m from the beach - Quiet surroundings - Private parking - Cellar - Beautiful residence

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