



## Detached Villa with Landscaped Garden



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 727,562.62

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Canohès
Indicatif régional:	66680
Soumis:	20/04/2026

#### Description:

A contemporary, single-story villa. Just minutes from Perpignan, in the heart of the highly sought-after village of Canohès, discover this superb, recently built villa combining high-end amenities, generous living spaces, and an exceptional quality of life. From the moment you enter, you will be captivated by a light-filled living area with large windows opening onto the outdoors and a seamless flow between the interior and garden.

The villa offers: A spacious living room with a modern open-plan kitchen; 2 master suites with bathrooms and dressing rooms; 2 additional bedrooms with storage; A separate bathroom; High-quality materials and contemporary finishes throughout.

Outside, enjoy a privileged setting with a terrace and relaxation area, ideal for spending time with family and friends.

A quiet, residential neighbourhood, close to all amenities.

The Pyrenees-Orientales department (66) is basically the furthest south you can go in France before you



---

arrive in Spain! It belongs, as the Aude, Herault, Gard and Lozere do, to the Languedoc-Roussillon region. It shares borders with the Mediterranean sea to the east, the Aude to the north, Andorra and the Ariège department to the west and Spain to the south (more precisely with Spanish Catalonia).

The Pyrenees Orientales comprises of around 225 towns and villages. The main city is Perpignan and it has numerous stunning landscapes and a pleasant Mediterranean climate. The Pyrenees-Orientales region (formerly called Roussillon) belonged to Spain until 1659 and to this day many Spanish traditions are present there such as bullfighting, the Sardana dance, typical Spanish food (paella etc).

The Catalan language is also spoken by many people. Pyrenees-Orientales benefits from 300+ days of sun over the whole year, which explains its popularity amongst holidaymakers. Warm winds (mistral) are an essential part of the climate. The Pyrenees-Orientales department is also one of the few French regions in which tourists can enjoy both beautiful beaches and mountains.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Commun

Chambres:	4
Salle de bains:	2
Dimesions du lot:	500 m <sup>2</sup>

## Utility details

Heating:	Oui
----------	-----

## Lease terms



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

---

Date Available:

**Contact information**

IMLIX ID:

IX8.388.808

