

## Charming Restored Stone Property in the Heart of Joch with courtyard, terrace, studio apartment

EXCLUSIVE



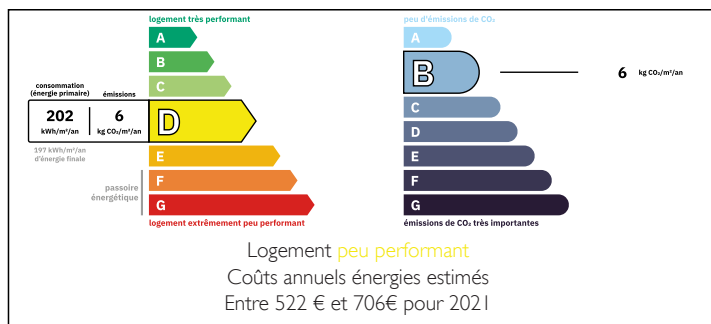
## INFORMATION

Town:	Joch
Department:	Pyrénées-Orientales
Bed:	4
Bath:	3
Floor:	115 m2
Plot Size:	127 m2

## IN BRIEF

Nestled within the original castle of Joch, this beautifully restored property offers a unique blend of historic charm and modern comfort. Located near Vinça, Joch is a quaint village known for its friendly community, including a local restaurant, café, and daily bread deliveries.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 1695 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Step through a charming wooden door into a private courtyard, a sun-drenched haven adorned with mature plants and traditional terracotta tiles. This inviting outdoor space is perfect for relaxing or entertaining, featuring a fantastic BBQ area with a pizza oven.

The main house is beautifully restored with authentic terracotta flooring, exposed stone walls, and rustic wooden beams create a warm and character-filled atmosphere. The open-plan living, dining, and kitchen area seamlessly connects to a the lovely courtyard terrace—an ideal spot for dining

On the second floor a comfortable double bedroom, a cosy single bedroom, a shower room, and a separate WC.

The top floor is dedicated to the stunning main bedroom suite, complete with an ensuite bathroom and direct access to a private terrace. From here, take in the spectacular views of the mountains, the courtyard, and the picturesque landscape stretching towards Vinça and its lake.

Adding to its unique charm, this property includes a beautifully renovated independent apartment set within the historic castle walls. A striking picture window set into the nearly two-meter-thick original stone wall offers a glimpse into the past while flooding the space with natural light. The apartment features a cosy kitchen and sleeping area, a mezzanine currently used as an additional sleeping space, ample storage, and a shower room with a WC.

Originally a ruin, this remarkable home has been lovingly restored, preserving its historic charm while integrating modern comforts. Nestled in the tranquil village of Joch, this rare gem is perfect...