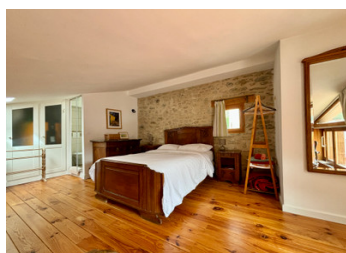


Character 3-Bedroom Stone House with Spacious Sun Terraces and land



INFORMATION

Town:	Joch
Department:	Pyrénées-Orientales
Bed:	3
Bath:	4
Floor:	130 m2
Plot Size:	163 m2



IN BRIEF

Located in Joch, France, this fully renovated 3-bedroom stone house is part of the original castle, blending historical charm with modern comforts. Situated near Vinça, Joch is a quaint village known for its friendly community, featuring a local restaurant, a welcoming café, and daily fresh bread deliveries.

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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: 847 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The ground floor features a spacious and inviting living room, a modern and fully equipped kitchen with direct access to a charming terrace, and a convenient shower room and WC. On the first floor, you will find two large bedrooms. The first bedroom includes an en-suite shower room, while the second bedroom boasts an en-suite bathroom. Both rooms are characterized by beautiful stone walls and great wooden floors, adding rustic charm and warmth to the living spaces.

The top floor can be used as an independent studio, offering a functional small kitchen area, a cosy and private bedroom with an en-suite shower room, and a private sun terrace that provides a serene outdoor space for relaxation. Additionally, there is a part of a forest near the property included in the sale.

This beautiful stone house in Joch offers historical significance as part of a castle, providing a unique blend of history and modern comfort. Fully renovated to high standards, the property preserves its original character while incorporating contemporary amenities. With two terraces offering ample outdoor living areas, this property is perfect for enjoying the French countryside. Whether you're looking for a permanent residence, a holiday home, or a rental investment, this house offers versatility and style, presenting a rare opportunity to own a piece of history in one of France's most picturesque locations.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>