

Charming Renovated Stone Village House with Garage with Views



INFORMATION

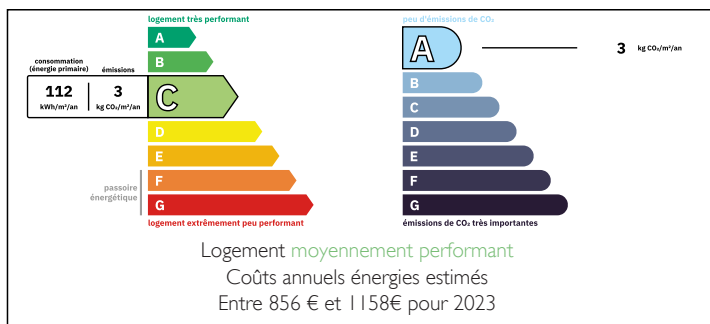
Town:	Joch
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	91 m2
Plot Size:	0 m2

IN BRIEF

Tucked away in the peaceful and picturesque village of Joch, just a short drive from Vinça in the Pyrénées-Orientales, this beautifully renovated stone house offers 91 m² of character-rich living space—ideal if you are seeking a laid-back lifestyle in the South of France.

The village of Joch is known for its warm, welcoming community, including a mix of locals and international residents. It offers a small café and local restaurant, convenient daily bread deliveries—adding to its authentic charm. Surrounded by stunning natural landscapes, it's a haven for walkers, cyclists, and nature lovers, while still being less than an hour from the Mediterranean coast, Perpignan airport, and even the Spanish border.

ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

The property itself is full of character, with thick stone walls, exposed beams, and tasteful modern upgrades throughout. On the ground floor, a large and easily accessible garage provides ample space for parking or storage, along with the main entrance to the home.

A staircase leads to the first floor where you'll find a spacious double bedroom with built-in wardrobes, a private balcony, an en-suite shower room, and a large adjoining storage room—ideal for guests or as a peaceful owner's suite.

Upstairs, the second floor opens into a light-filled living and dining area with lovely views across the rooftops and hills. This inviting space connects seamlessly with the open-plan kitchen, perfect for both entertaining and everyday living. A second bedroom with a dressing area and a temporary shower room completes this level.

The top floor features a large, convertible attic brimming with potential—offering endless possibilities to create extra bedrooms, a home office, or even a loft-style retreat or rooftop terrace, depending on your vision and needs.

The house benefits from two separate entrances: the main door at ground level, and a second that opens onto the living area via a quiet, traditional village passageway—ideal for guests or as a private owner's entrance.

Move-in ready and low-maintenance, this charming home is an ideal choice for anyone looking to embrace a slower, sunnier lifestyle

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