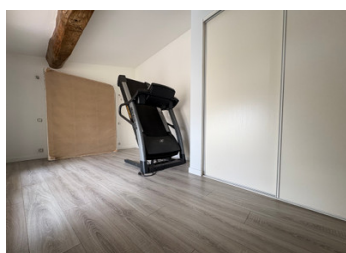
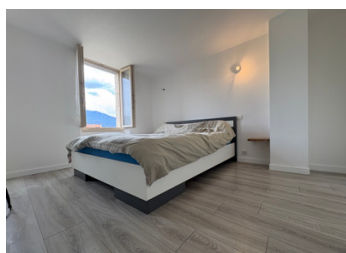
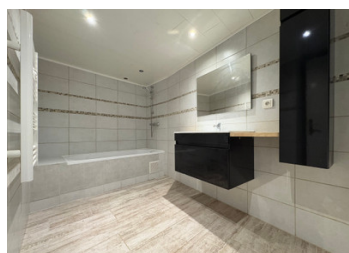


Village house with 2 bedrooms, rooftop terrace, and garage

EXCLUSIVE



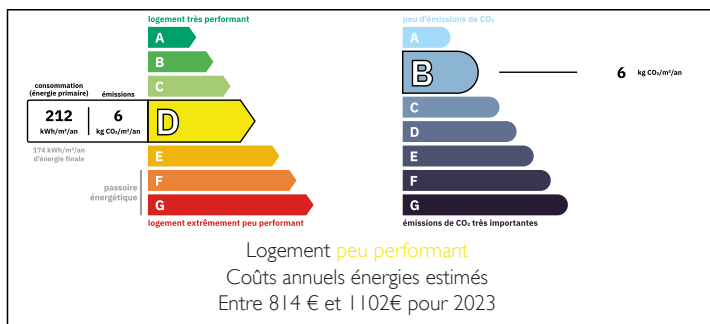
INFORMATION

Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	69.1 m2
Plot Size:	13 m2

IN BRIEF

Village house with 3 floors:
on the ground floor, the garage;
on the 1st floor, the kitchen, living room, and dining area;
on the 2nd floor, the first bedroom, the bathroom, and the toilet;
and on the 3rd floor, the second bedroom and the rooftop terrace.

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.



DESCRIPTION

This lovely village house, spread over several levels, offers a bright and comfortable living space. It features two bedrooms, a welcoming living area with open-plan kitchen and lounge, a bathroom, and separate toilet for added convenience.

Outside, you'll enjoy a beautiful south-facing rooftop terrace, perfect for relaxing in the sun or dining outdoors.

A spacious garage completes the property, ideal for parking or extra storage.

This home is perfect as a main residence or a holiday getaway, combining village charm with a practical layout

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

LOCAL TAXES

Taxe habitation: EUR

NOTES