

Truly unique property — a former French railway station dating back to 1877, beautifully renovated with garden



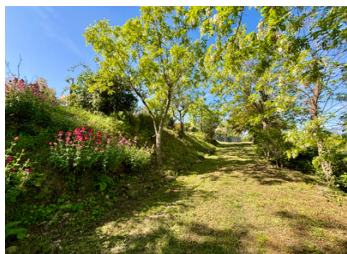
## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Vinça               |
| Department: | Pyrénées-Orientales |
| Bed:        | 4                   |
| Bath:       | 2                   |
| Floor:      | 103 m <sup>2</sup>  |
| Plot Size:  | 1269 m <sup>2</sup> |

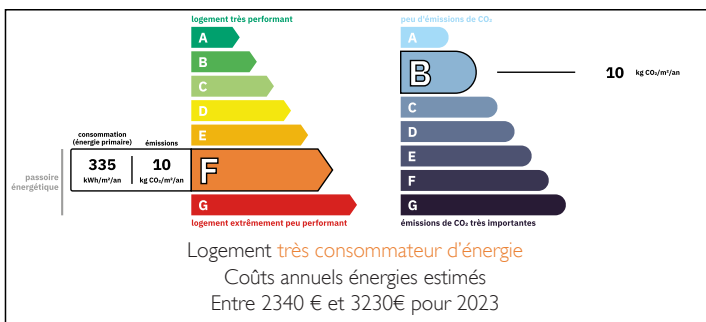
## IN BRIEF

Nestled in the charming village of Vinça, between sea and mountains and just 30 minutes from Perpignan, this exceptional home combines history with modern comfort.

This rare gem is fully detached, offers a total usable space of 200 m<sup>2</sup>. The main living area spans 103 m<sup>2</sup> on the upper level, all on one floor



## 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 foncière:** 962 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Set on a generous 1,235 m<sup>2</sup> plot, the property provides ample outdoor space with easy parking for multiple vehicles.

Renovated in 2017, the house opens to a spacious 40 m<sup>2</sup> living room with a fully equipped open kitchen. The cosy, welcoming atmosphere is enhanced by a wood-burning insert fireplace and reversible air conditioning, perfect for year-round comfort.

There are three generously sized bedrooms, including one with beautiful original wooden flooring and electric heating. A shower room completes the main floor.

The lower level, with its impressive high ceiling height, offers endless possibilities — from workshop space to further living accommodation and already has a 30 m<sup>2</sup> independent studio with bedroom space, shower room and WC plus kitchen area with access outside

Surrounded by lush greenery and a tranquil natural setting, the property perfectly balances its historic charm with modern lifestyle. Outside, enjoy a private saltwater pool (3 × 7 m), a pergola for shaded relaxation, and the potential to add a summer kitchen — ideal for hosting and enjoying the Mediterranean climate in total privacy.

This one-of-a-kind property is perfect for history lovers, those dreaming of a unique home.

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