

Modern Detached Villa with Studio Apartment, Swimming Pool & Garage



INFORMATION

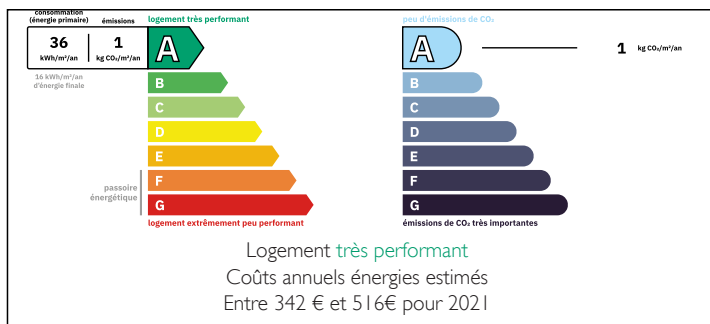
Town:	Joch
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	134 m2
Plot Size:	0 m2

IN BRIEF

Located in the charming village of Joch, nestled in the Pyrénées-Orientales and offering views of Mount Canigou, this modern detached villa combines comfort, functionality, and Mediterranean lifestyle. With approximately 136 m² of living space set on a beautifully maintained 1,100 m² plot, the property is ideally positioned just 5 minutes from Vinça (with lake, train station, shops, and schools), 15 minutes from Prades, and 35 minutes from Perpignan.

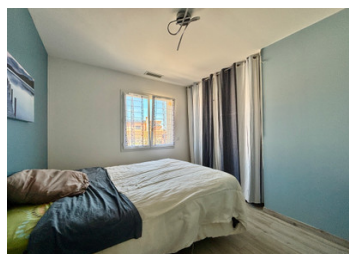


ENERGY - DPE



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

The villa opens with a welcoming entrance patio featuring built-in storage, leading into a spacious open-plan living area. The modern kitchen is fitted with a central island and breakfast bar, opening seamlessly onto the bright dining and lounge area, with large sliding doors providing direct access to the sun terrace. A storage cupboard and a laundry room sit conveniently to the side of the kitchen, and the property includes an integral garage with electric door for added practicality.

The home offers three generous bedrooms, including a master bedroom with direct access to the terrace. A contemporary family bathroom features a walk-in shower. To the rear, a separate area has been cleverly arranged as a self-contained studio with its own shower room, offering flexibility as a guest suite, rental space, or fourth bedroom with access to the garden and swimming pool area. The exterior of the property is equally impressive, with ample off-road parking to the front and easy access to the main garage. A pathway winds through a mature garden, leading to a sunny pool area and a well-maintained vegetable plot. A second detached garage offers additional storage or workshop space. This beautifully presented villa is perfect as a family home, holiday retreat, or rental investment

LOCAL TAXES

Taxe habitation: EUR

NOTES

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