

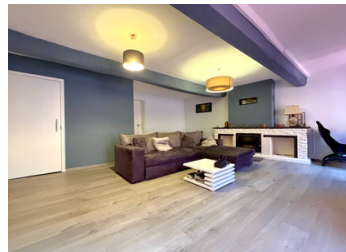
Spacious village house with 4 bedrooms, terrace and large garage, situated in a village with amenities.

EXCLUSIVE



INFORMATION

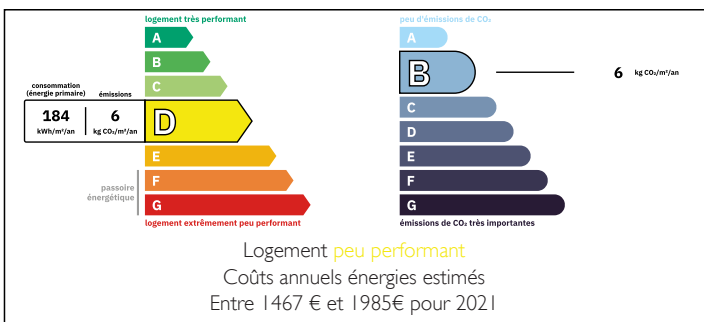
Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	0 m2



IN BRIEF

This charming, 4 bedroom village house, with garage and South facing roof terrace, is situated within walking distance of all amenities in the village. The popular village of Vinca has a school, post office and other amenities including a train station, and is ideally situated between the sea 45km, the ski 48km and Perpignan with its airport, TGV train links and A9 motorway to 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.



DESCRIPTION

This bright and spacious, dual-aspect village house has been tastefully modernised and is ideally located in the heart of a friendly village, within easy walking distance of all amenities.

Ground floor:

Entrance hall with access to a large garage (29m²) and an impressive 32m² cellar, incorporating a utility area and benefiting from direct access to the road behind—ideal for storage, hobbies, or practical everyday use.

First floor:

A generous landing leads to a fully fitted, independent modern kitchen featuring a Juliette balcony. The bright and spacious lounge/dining room (36m²) offers a welcoming living space, complete with a wood-burning fireplace. The first bedroom is also located on this level, along with a shower room and separate WC.

Second floor:

A charming 23m² en-suite bedroom with original wooden flooring, two further bedrooms each with built-in storage, and a spacious hallway providing additional storage.

Third floor:

An 11m² south-facing roof terrace, perfect for relaxing, offering beautiful views towards Mount Canigou.

The popular village of Vinca has a school, post office and other amenities including a train station, and is ideally situated between the sea 45km, the ski 48km and Perpignan with its airport, TGV train links and A9 motorway to the Spanish border. It also has a lake that offers swimming and other activities.

This spacious village home would make an excellent holiday retreat or a comfortable family residence and is ready to move into.

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: 1052 EUR

Taxe habitation: EUR

NOTES