

Charming Village Property with Large Garage and Swimming Pool – Vinça

EXCLUSIVE



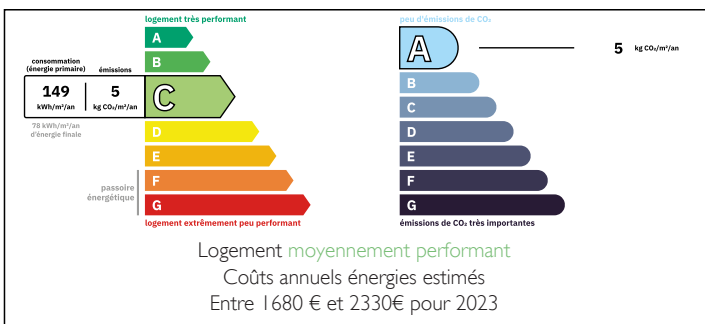
INFORMATION

Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	121 m ²
Plot Size:	380 m ²

IN BRIEF

On the ground floor, the property features an impressive 80 m² garage with a high access door, perfectly suited for a camping car, van, or artisan vehicle. The entrance hall incorporates an office area, while a laundry/utility room to the rear opens directly onto the garden and terrace, creating a seamless indoor-outdoor flow. The outdoor space is designed for relaxation and entertaining, complete with a swimming pool.

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 first floor offers a bright and welcoming dining room and kitchen, opening onto a balcony overlooking the pool and enjoying beautiful views towards Mount Canigou. A light-filled living room with an insert fireplace provides a warm and comfortable living area.

The sleeping accommodation includes good-sized bedrooms, one of which benefits from an en-suite shower room, along with a separate family bathroom.

Situated in the heart of the popular village of Vinça, this spacious and versatile property enjoys a prime central location within easy walking distance of all amenities, including shops, banks, post office, cafés and restaurants. The village also offers a swimming lake, train station, and excellent access to the surrounding countryside, making it an ideal family home, holiday retreat, or rental investment. A rare opportunity to acquire a well-located village home combining generous volumes, outdoor space, and excellent accessibility in one of the most sought-after villages of the Pyrénées-Orientales.

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

LOCAL TAXES

Taxe foncière: 1643 EUR

Taxe habitation: EUR

NOTES