

Stone mas situated in breathtaking location with 3 bedrooms, pool and land.



INFORMATION

Town:	Glorianes
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	699814 m2

IN BRIEF

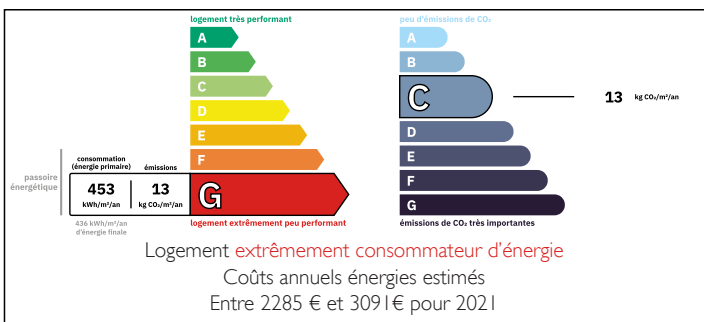
Nestled within a peaceful commune close to Vinca, this charming 3-bedroom stone mas offers an exceptional lifestyle surrounded by nature, with breathtaking panoramic mountain views, absolute peace and excellent potential for a variety of rural or business ventures.

Perfect for nature lovers, who are looking for peace and quiet, yet just 7km from the village of Vinca with its amenities and train and bus links.

Beyond its charm as a family home or holiday escape, the property offers exciting business opportunities.

Perpignan is just 43km, where there are transport links via TGV, Perpignan airport and the 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

Nestled within a peaceful commune close to Vinca, this charming 3-bedroom stone mas offers an exceptional lifestyle surrounded by nature, with breathtaking panoramic mountain views, absolute peace and excellent potential for a variety of rural or business ventures.

Set on fully fenced land, the property features a swimming pool and several different terraces perfectly positioned to take in the spectacular scenery—ideal for relaxing or entertaining in complete tranquillity.

The ground floor comprises a garage and storage, an independent kitchen, utility room, and a shower room with WC.

A warm and inviting lounge jointed stone walls and a wood-burning stove opens through French doors onto a terrace, framing stunning mountain views. There are also two bedrooms located on this level.

Upstairs, a large characterful bedroom with its own wood-burning stove provides a private and cosy retreat.

Beyond its charm as a family home or holiday escape, the property offers exciting business opportunities, including wood production, small-scale farming, or mushroom cultivation—making it ideal for those seeking a sustainable rural lifestyle or income-generating potential.

A rare opportunity to own a traditional stone property in an unspoilt setting with both beauty and versatility.

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