

renovated village house with 2 bedrooms and an amazing roof terrace with 180 degree views



## INFORMATION

Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	30 m2

## IN BRIEF

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

DPE not required.

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 beautifully renovated village house in Vinça offers a perfect blend of character and modern living, arranged over four levels and finished to a high standard throughout.

On the ground floor, the space has been thoughtfully transformed into a bright and welcoming living area, complete with a practical storage cupboard.

The first floor features a stylish open-plan layout with a contemporary kitchen and dining area, ideal for entertaining, along with a modern shower room.

On the second floor, you'll find two comfortable bedrooms, as well as a separate WC with basin for added convenience.

The top floor is a real highlight of the property, boasting a summer kitchen with sliding doors that open directly onto a superb 24 m<sup>2</sup> terrace. From here, you can enjoy breathtaking 180° views stretching towards the Canigou, creating the perfect setting for outdoor dining and relaxation.

This lock up and leave home is ideal as a permanent residence, holiday retreat, or rental investment, offering charm, light, and exceptional views in a sought-after village setting.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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