

Contemporary Villa with Panoramic Views, Pool, Guest Apartment & Lush Gardens

EXCLUSIVE



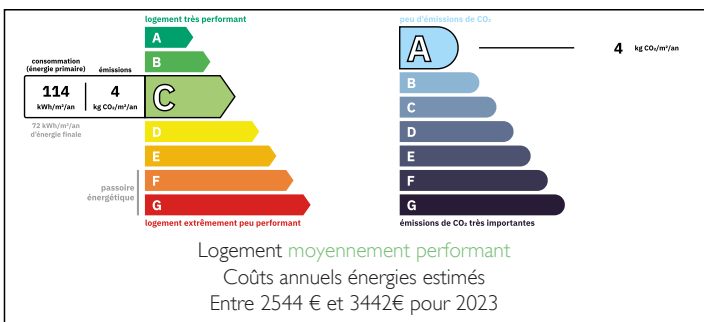
INFORMATION

Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	280 m ²
Plot Size:	7000 m ²

IN BRIEF

Set in a highly sought-after location near Vinça this striking 4-bedroom villa, built in 2009 using energy-efficient Siporex thermal blocks, combines modern design with exceptional comfort. Elevated in a dominant position, the property enjoys breathtaking views, a beautifully landscaped mature garden, and easy access to the village of Vinça

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

A private path leads to the property, where generous parking is available, including a covered area. The main residence features a stunning open-plan living space, with a fully equipped contemporary kitchen seamlessly flowing into the dining and lounge areas. Expansive floor-to-ceiling windows flood the interiors with natural light, while sliding glass doors open onto a spacious covered terrace overlooking the swimming pool—perfect for indoor-outdoor living.

The living area is enhanced by a wood-burning stove, creating a warm and inviting atmosphere year-round. To the side, you'll find a practical utility room with a cooling/storage area and to the rear a home office, and a guest WC.

This level hosts three bedrooms, including a bright and airy principal suite with en-suite bathroom and built-in storage. A second bathroom features both a walk-in shower and bath. Each room has been designed to maximize light and views.

On the ground floor, a fully independent apartment offers ideal accommodation for guests or rental income. It includes a private entrance, an open-plan living and dining area with kitchen, a bedroom with dressing area, and an en-suite bathroom.

The exterior spaces are equally impressive, with mature trees, meticulously maintained gardens, and multiple terraces and seating areas. A decked terrace at the rear provides a tranquil setting to enjoy the surrounding mountain views. The property also boasts a private swimming pool and ample outdoor living space.

A beautifully designed home offering modern comforts, privacy, and spectacular natural surroundings—ideal as a primary residence, holiday home, or investment opportunity.

Information...

LOCAL TAXES

Taxe foncière: 2108 EUR

Taxe habitation: EUR

NOTES