

Village house in Vinça – 73 m , 3 bedrooms with garage



INFORMATION

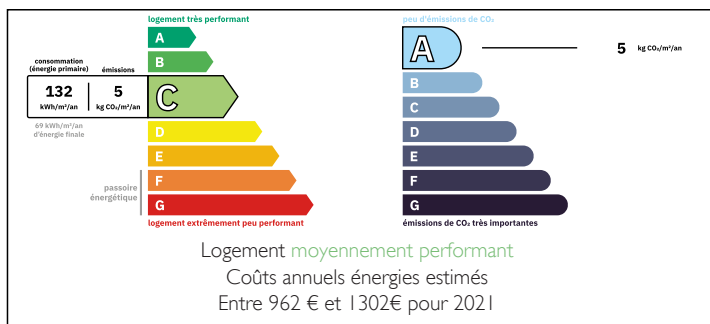
Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	73 m2
Plot Size:	0 m2



IN BRIEF

Charming village house located in the heart of Vinça, close to local amenities and the village church. The property comprises a garage and utility room on the ground floor. The first floor offers a bright living area with a kitchen, a bathroom, and one bedroom. On the second floor, there are two additional bedrooms and a separate WC. The house benefits from three reversible air-conditioning units, with one in the living area and two in the bedrooms, ensuring comfort throughout the year. An ideal property as a permanent residence, holiday home, or rental investment.

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

Located in the heart of the village of Vinça, this delightful village house offers comfortable living space spread over several levels.

On the ground floor, you will find a garage and a utility/laundry room, providing valuable storage and practical space.

The first floor features a welcoming living area with a kitchen, a bathroom, and a bedroom.

On the second floor, there are two additional bedrooms and a separate WC, offering comfortable accommodation for family and guests.

The property also benefits from three reversible air-conditioning units, with one in the living area and the other two installed in two of the bedrooms, ensuring year-round comfort.

Ideally situated close to local amenities, schools, and the beautiful Vinça lake, this property would make an excellent main residence, holiday home, or rental investment.

LOCAL TAXES

Taxe foncière: 1281 EUR

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

NOTES