

Beautiful Village Home with Terrace & Commercial Premises



INFORMATION

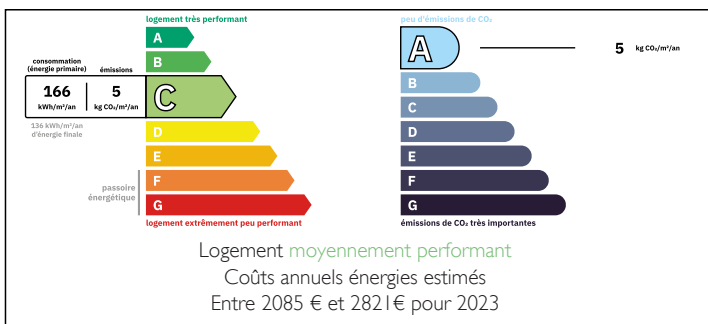
Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	4
Bath:	1
Floor:	138 m2
Plot Size:	55 m2

IN BRIEF

Situated in the heart of the charming village of Vinça, this characterful 3 bedroom village complemented with a terrace and commercial premises, making it an excellent opportunity for both residential and professional use.



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.



LOCAL TAXES

Taxe foncière: 1329 EUR

NOTES

DESCRIPTION

The ground floor welcomes you into a spacious and inviting open-plan living area, where a fully equipped kitchen seamlessly connects with the lounge and dining room. A pellet stove creates a warm and cosy atmosphere, while a practical storage room adds everyday convenience. This level also provides direct access to the commercial premises.

Upstairs, a landing leads to three well-proportioned bedrooms, including one connecting room that could be used as a bedroom, dressing room, office, or playroom depending on your needs. A family bathroom with WC completes the first floor.

The property also benefits from a large attic, offering excellent storage space or potential for further development, subject to the necessary permissions.

A standout feature of this property is the commercial premises on the ground floor. comprises a main workspace and an independent WC, with its own electricity meter, allowing it to operate independently from the living accommodation. The unit is air conditioned and 24m²

Whether you're looking to combine your home with a business, create a rental investment, or simply enjoy the generous living space in a central village location, this versatile property offers a wealth of possibilities.

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