

Modern, single storey villa with 4 bedrooms, garage, garden, swimming pool and mountain views.



INFORMATION

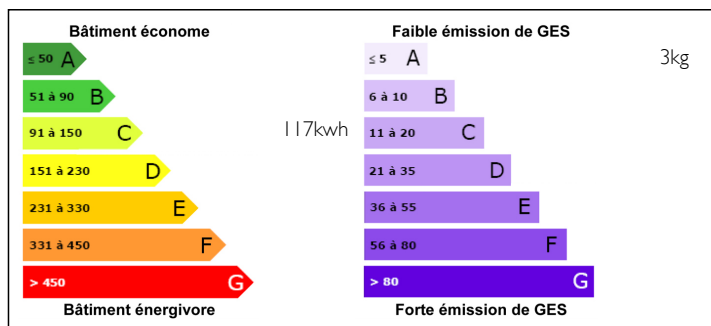
Town:	Joch
Department:	Pyrénées-Orientales
Bed:	4
Bath:	4
Floor:	180 m2
Plot Size:	895 m2



IN BRIEF

This immaculate, detached 4 bedroom villa is set close to the busy village of Vinca that has cafes, restaurants, swimming lake and a railway station. It's also just 38km (30min) from Perpignan, 51km (1hr) from the closest ski slopes and 50km (40mins) from the sea.

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.



NOTES

DESCRIPTION

Set on a 895m² plot this superb detached, single storey villa was completed in 2012 and offers a spacious comfortable family home. Equipped with all mod cons – reversible air conditioning, double-glazing and insulated electric roller blinds. On entering the front door you will find yourself in the entrance hall with plenty cupboard space and a WC.

This opens onto the huge 80m² open plan kitchen living area with a fireplace, tiled floors throughout and spotlights in the ceiling.

The living area has double sliding doors that are hidden in the walls so that you really can have indoor / outdoor living over the summer. The large 48m² covered terrace with summer kitchen and pizza oven is a fantastic space for entertaining. There are 4 bedrooms, 3 double rooms all their own en-suite showers and the master bedroom that has an en-suite shower room, WC and a dressing room.

Behind the kitchen there is access to through the laundry room to the side of the house. There is also another room currently used as a pantry area but that would be a great office space.

The landscaped garden is planted with a variety of mediterranean plants and has a 7m x 4m salt water swimming pool with wooden decking and a motorised cover and a covered terrace are to enjoy the south facing mountain views.

The garage is 24m² and has an electric garage door.

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