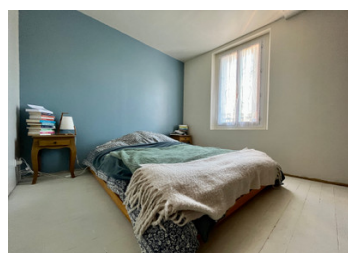


Beautifully renovated stone village house with garden, garage and independent apartment.



## INFORMATION

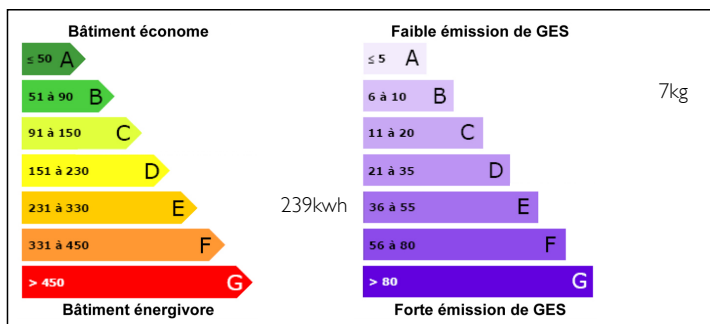
Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	6
Bath:	2
Floor:	230 m2
Plot Size:	160 m2



## IN BRIEF

This recently renovated house is situated in the sought-after hamlet of Sahorle next to Vinça that has amenities, swimming lake and a train station. Well situated between the sea, 42km and the ski slopes, 36km to the closest ski station. The cultural city of Perpignan is 31km (25 minute drive), which has an international airport and train station with TGV train links to Barcelona.

## 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: 753 EUR

## NOTES

## DESCRIPTION

The property is situated in the heart of Sahorle and has been tastefully renovated, mixing old with new and using quality fixtures and fittings.

The ground floor has been transformed into an independent apartment of approximately 60m2 and offers a good open living space with kitchen/dining area, a modern bathroom with walk-in shower and a bedroom.

The first floor with bright bedrooms, one large master suite (15m2), 2 single bedrooms and a further 2 double bedrooms, one with small room currently use as a dressing area. A large family bathroom and separate Wc.

The top floor has been converted to a high stand and offers a large open plan living area of 60m2 with living and dining area with wood burner, bespoke kitchen and mezzanine area. Exposed beams, stone walls, Solid Oak flooring and an excellent large picture window with views towards Canigou and the Pyrenees.

There is also adjacent to the living area an attic area of 50m2 which could easily be transformed into another room. The house also has a laundry room and garage space (for bikes and storage) a garden right opposite the house of 150 m2 which has an above ground swimming pool with wooden decking cleverly built around it, a grassed area, barbeque with kitchen area and even a well.

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