

## Charming stone village house with garage and covered roof terrace

EXCLUSIVE

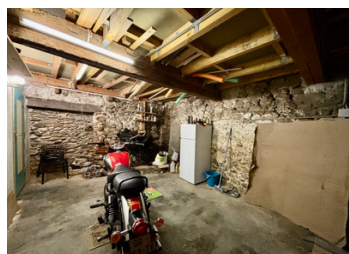


## INFORMATION

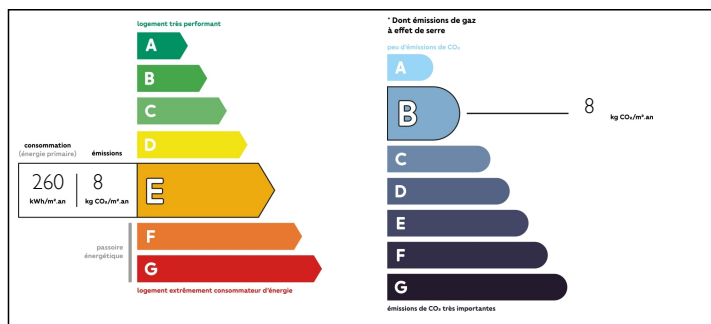
Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	88 m2
Plot Size:	30 m2

## IN BRIEF

This well maintained village house is situated within walking distance of all amenities in the village. The village of Vinça is ideally situated between the sea 45km, the ski slopes 48km and Perpignan with its airport, TGV train links and A9 motorway to the Spanish border.



## 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

Originally 2 properties that have been fully renovated creating a comfortable house. On the ground floor one side with a garage and stairs that lead up to the main house and a secondary entrance that leads in to the main bedroom with en suite shower room and dressing room.

From the stairs which lead you into the kitchen dining area which is bright with an open doorway leading to the living room with wood burner, from here there are stairs leading down to the ground floor bedroom as well as stairs up to the large covered roof terrace which is private.

From the kitchen stairs take you to the second bedroom with its own en suite shower room and a mezzanine area for storage

A great versatile property and just minutes to the centre with it cafes, bakery etc and even a swimming lake with beach !

## NOTES

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