LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34351DTU66 Price: 408 000 EUR

agency fees to be paid by the seller

Beautiful south-facing, single-storey 4-bedroom home with large garden, pool, garage and views of Canigou















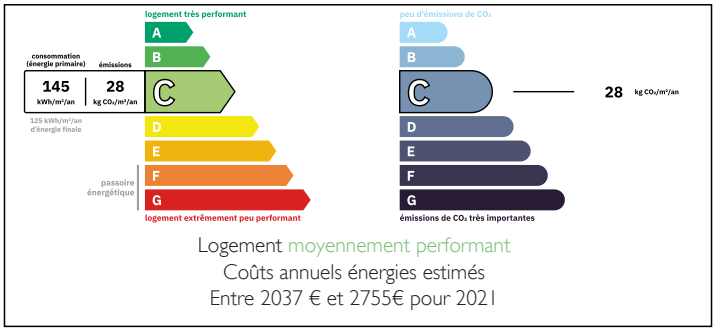
INFORMATION

Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	4
Bath:	1
Floor:	129 m2
Plot Size:	2000 m2

IN BRIEF

Charming south-facing, single-storey 4-bedroom home near the village of Vinça, boasting stunning Canigou views. Set on a spacious 2,000m2 plot with a large garden, swimming pool, and garage, this property offers comfort and tranquility while being close to village amenities. Perfect for family living or a peaceful retreat.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2037 € et 2755€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







LOCAL TAXES

Taxe foncière:	**1762 EUR**

NOTES

DESCRIPTION

Discover this delightful single-storey house that combines modern living with outdoor leisure, situated in a quiet location within easy walking or cycling distance of the charming village of Vinça. With stunning views of Mount Canigou, this home offers comfort, versatility, and serenity. A perfect for family home with potential...

Location: Peaceful setting near Vinça, accessible on foot or by bike.
Views: Stunning vistas of the majestic Mount Canigou.
Bedrooms: Four spacious and bright bedrooms.
Kitchen: Independent kitchen with a closed pantry and a utility room.
Outdoor Features: Large garden and private swimming pool.
Garage: Garage with windows, ideal for storage or conversion into independent accommodation.
Style: Single-storey design, perfect for accessibility and functionality.

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