

Individual Building Plot – 1,040m in the Village of Joch

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Joch
Department:	Pyrénées-Orientales
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1040 m2

IN BRIEF

Nestled in the picturesque village of Joch, in the Pyrénées-Orientales, this 1,040m² plot offers a rare opportunity to create your dream home in a peaceful and authentic setting.

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

Joch enjoys an ideal location just minutes from Vinça, a lively village with cafés, restaurants, a swimming lake, and a train station. The plot is also conveniently situated only 38 km (30 minutes) from Perpignan, 51 km (1 hour) from the nearest ski slopes, and 50 km (40 minutes) from the Mediterranean coast — making it perfect for year-round living or a holiday retreat.

The land is flat, well-oriented, and not part of a housing estate, offering excellent potential for a home with a garden, swimming pool, or other outdoor amenities.

Utilities are not yet connected but are easily accessible nearby.

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

NOTES