

Beautifully Renovated Stone Village House with Three Sun Terraces



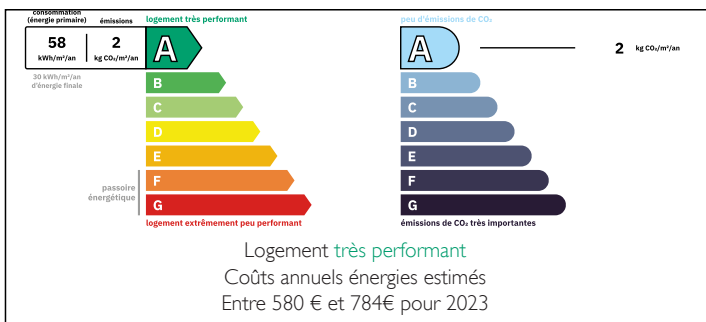
INFORMATION

Town:	Joch
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	200 m2

IN BRIEF

This charming stone village house has been fully renovated to a high standard and offers three sun terraces, creating exceptional indoor-outdoor living spaces.

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

Upon entering the property, you are welcomed into an open hallway with ample built-in storage. This leads to a mezzanine landing, where you will find the first bedroom, a bright and inviting space with its own private 9 m² terrace, offering lovely views over the village rooftops towards Vinça. This level also features a modern shower room with WC.

The main living level boasts a stylish open-plan layout comprising a living area, dining space, and fully fitted kitchen. Large doors open directly onto the impressive 60 m² main sun terrace, perfect for entertaining and relaxing, complete with a jacuzzi area. The second bedroom is also located on this level and benefits from a dressing room and a small private terrace. On the ground floor, there is a spacious cellar.

Tucked away in the peaceful and picturesque village of Joch, just a short drive from Vinça in the Pyrénées-Orientales, this beautifully renovated stone house offers 90 m² of character-rich living space—ideal if you are seeking a laid-back lifestyle in the South of France.

The village of Joch is known for its warm, welcoming community, including a mix of locals and international residents. It offers a small café and local restaurant, convenient daily bread deliveries—adding to its authentic charm. Surrounded by stunning natural landscapes, it's a haven for walkers, cyclists, and nature lovers, while still being less than an hour from the Mediterranean coast, Perpignan airport, and even the Spanish border.

Information about risks to which this property is exposed is...

LOCAL TAXES

Taxe foncière: 534 EUR

NOTES