LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47003JTU66 Price: 160 000 EUR

agency fees to be paid by the seller

Charming 2-Bedroom Stone Village House with Terrace & Mountain Views















INFORMATION

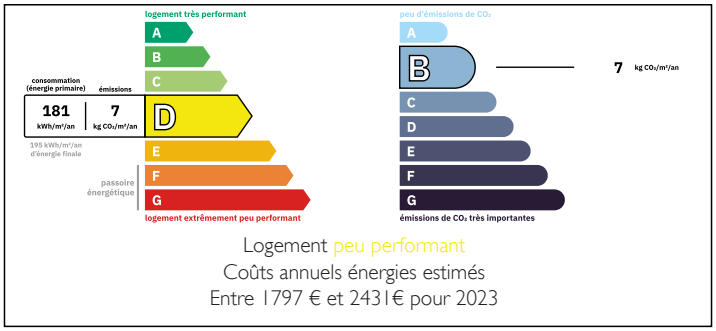
Town:	Joch
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	20 m2

IN BRIEF

A charming village house combining original stone character, generous living spaces, two bedrooms, two bathrooms and a superb terrace with panoramic mountain views.

The location is particularly attractive for those wanting easy access to both the mountains and the Mediterranean, being approximately 45 minutes from the coast and Perpignan Airport, 45 minutes from the ski resorts and 45 minutes from the Spanish border.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1797 € et 2431€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1096 EUR**

NOTES

DESCRIPTION

This is a comfortable house which could also be a perfect as a holiday home, weekend retreat or low-maintenance base in the beautiful Pyrénées-Orientales. Situated close to the lively village of Vinça, with train and bus links and everyday amenities, the property is also ideally positioned for exploring the region.

Fully renovated, the house retains many of the original features that give it its unique

On entering the house, you are welcomed by a spacious hallway leading to a generous 14m² double bedroom, complete with fitted wardrobes. The main bathroom is also located on this floor.Stairs from the hallway lead to the impressive 25m² master bedroom. This beautiful room enjoys panoramic views across the Conflent Valley and benefits from extensive fitted wardrobes and a private en-suite shower room.

Returning to the hallway and continuing down the stairs, you reach a charming and cozy 15m² mezzanine lounge overlooking the level below.

This is a particularly atmospheric part of the house, showcasing the character of the original stone building. Exposed stone walls and a magnificent central wooden beam create a warm and authentic atmosphere — a lovely space to relax, read or unwind.

Stairs leads down to the spacious 32m² kitchen and dining room. There is ample space not only for a dining table and fully equipped kitchen.

French doors open directly from the kitchen onto a wonderful 20m² decked terrace.

This is undoubtedly one of the property's highlights. With far-reaching views both up and down the valley, the terrace provides the perfect setting for dining,

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