LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47526JTU66 Price: 250 000 EUR

agency fees to be paid by the seller

Characterful 4-Bedroom stone house with Terraces, Courtyard and private parking















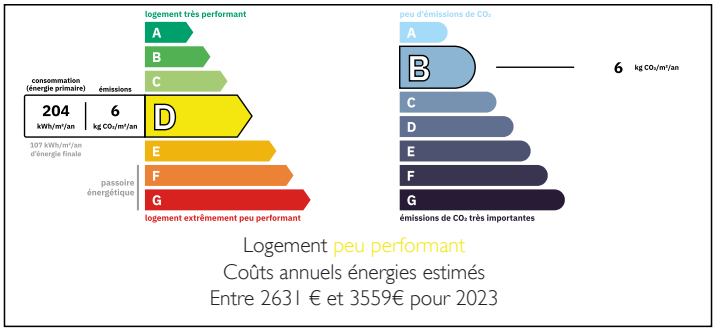
INFORMATION

Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	400 m2

IN BRIEF

Set in the peaceful and picturesque hamlet close to Vinça, this beautifully renovated home combines authentic character with comfortable modern living. Offering approximately 184 m² of living space, the property is arranged over several levels and retains many of its original features, giving it a wonderfully individual and timeless atmosphere

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2631 € et 3559€ 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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NOTES

DESCRIPTION

The house offers four large bedrooms, spacious living areas and several outdoor spaces, making it equally appealing as a permanent home, a family retreat or a holiday property.

On the ground floor, an entrance hall leads to a practical utility/laundry area and a workshop to the rear, providing excellent space for storage, hobbies or other projects. The property also benefits from cellars.

The first floor is centred around a bright and welcoming living/dining room, featuring a wood-burning stove and air conditioning. French doors open directly onto a terrace with far-reaching views, creating a wonderful extension of the living space and an ideal spot for outdoor dining or relaxing in the sunshine.

There is also a fully fitted independent kitchen, together with a pleasant loggia, a study/office and one of the four bedrooms.

The upper floor comprises three further large bedrooms, including one with its own private terrace, as well as two shower rooms with WC. The house also benefits from a smaller terrace accessed from another bedroom, giving several rooms their own connection to the outdoors.

Outside, the property has a large private courtyard, offering a sheltered and versatile space. There is also covered parking for two to three cars, a particularly valuable feature for a property in a hamlet, together with the workshop and cellar areas.

Tastefully renovated while carefully preserving its original character, this is a home with genuine personality and charm. The combination of four bedrooms, multiple terraces, a courtyard, generous parking, workshop and storage space makes it an unusually versatile property.

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