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Ref: A48049JTU66 Price: 275 000 EUR

agency fees to be paid by the seller

Contemporary Single-Storey Home in a Sought-After Hamlet Near Vinça – Peace, Privacy and Countryside Views















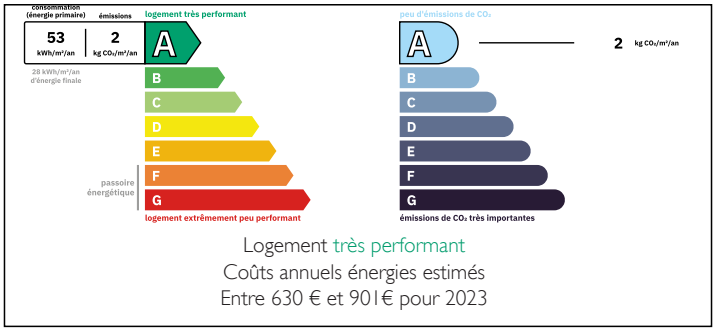
INFORMATION

Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	3
Bath:	1
Floor:	0 m2
Plot Size:	700 m2

IN BRIEF

Set in a the sought-after hamlet near Vinça, this beautifully maintained, contemporary single-storey home offers a wonderful combination of modern comfort, energy efficiency and peaceful rural living. Enjoying an enviable position with no passing traffic, the property benefits from open views across the surrounding countryside and mountains, creating a private and tranquil setting in which to relax and unwind.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 630 € et 901€ 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.

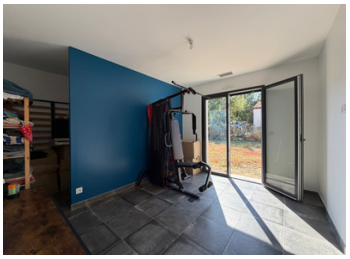
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NOTES

DESCRIPTION

Built in 2018 with an excellent energy efficiency standard AA, the house offers approximately 115 m² of thoughtfully designed living space on a generous 713 m² plot. Modern in style and carefully planned to maximise comfort and practicality, the property is ready to move straight into, with no interior renovation required.

The heart of the home is a bright and welcoming living area, complemented by a fully equipped kitchen and three comfortable bedrooms. The bathroom is well appointed, featuring both a shower and a bathtub.

Comfort has been carefully considered throughout, with reversible air conditioning providing efficient heating and cooling all year round. Discreetly integrated ductwork within the ceilings helps maintain the home's clean, contemporary aesthetic, avoiding bulky visible units. The property also benefits from an excellent DPE energy rating, adding to its appeal for buyers seeking a modern, energy-conscious home.

Outside, the 713 m² plot offers plenty of scope to create your ideal outdoor living space, whether that means landscaped gardens, entertaining areas or simply enjoying the peaceful surroundings and countryside views. Practicality is equally well catered for, with generous off-street parking and a substantial 20 m² garage.

Well maintained inside and out, this is a home where the important work has already been done, leaving the new owner free to personalise the exterior and gardens to their own taste.

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