

## Charming South-Facing Stone Property with Garden, Swimming Pool & Garage



## INFORMATION

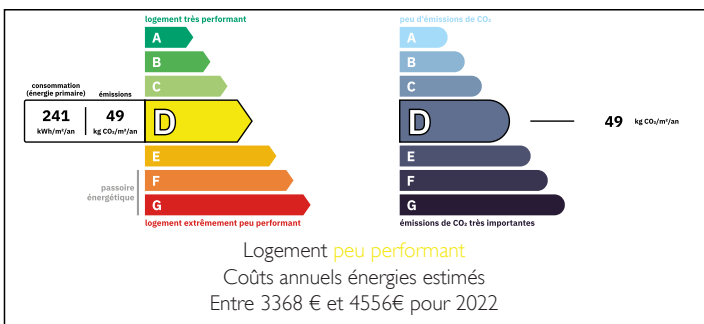
Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	141 m <sup>2</sup>
Plot Size:	948 m <sup>2</sup>



## IN BRIEF

Nestled in a peaceful hamlet just minutes from the centre of Vinça, this beautiful semi-detached stone village house offers 141 m<sup>2</sup> of living space, complemented by a swimming pool, a garage, and breathtaking views of Mount Canigou. Ideally situated between the sea (42 km) and the nearest ski station (36 km), this property provides the perfect balance between coastal and mountain living. The cultural city of Perpignan is just 31 km away (a 25-minute drive), offering an international airport and TGV links to Barcelona. Vinça itself boasts essential amenities, a swimming lake, and a train station, ensuring convenience while preserving the charm of village life.

## 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

### Outdoor Space & Garden

Set on a beautiful 948 m<sup>2</sup> plot, the property benefits from private off-road parking, an easily accessible garage, and a mature garden with trees and Mediterranean plants. The south-facing garden enjoys views of Mont Canigou, making it a perfect space to relax. At the heart of the outdoor area is an 11m x 5m swimming pool, complete with a surrounding terrace and a pool house.

### Interior & Living Spaces

From the moment you step inside, the home's warm and inviting ambiance captivates.

- Ground Floor: The entrance hall leads to a rustic kitchen with a pantry area at the rear. The spacious and bright living area features a fireplace and French doors opening onto a stunning south-facing terrace, an ideal spot to take in the spectacular views of the pool and surrounding nature. A WC is also located on this level.

- First Floor: A mezzanine landing leads to a charming bedroom, a bathroom with WC, and a small box room, currently used as an occasional extra bedroom.

- Lower Level: Directly accessed from the living area, this private retreat includes the main bedroom with an en-suite shower room and WC, along with two adjoining rooms, ideal for storage and access to the garage.

This character-filled stone home is a rare find in a stunning natural setting. Perfect as a primary residence or a peaceful retreat, it is a must-see for lovers of traditional stone houses

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Information about risks to which this property is exposed is available on the Géorisques...

## LOCAL TAXES

Taxe foncière: 1393 EUR

Taxe habitation: EUR

## NOTES