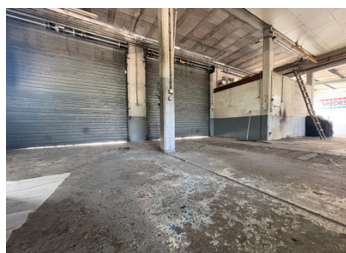


## Former Garage with a Spacious 3-Bedroom Apartment and Two 700 m Buildable Plots – Exceptional Potential



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Vinça               |
| Department: | Pyrénées-Orientales |
| Bed:        | 3                   |
| Bath:       | 1                   |
| Floor:      | 96 m <sup>2</sup>   |
| Plot Size:  | 2971 m <sup>2</sup> |



## IN BRIEF

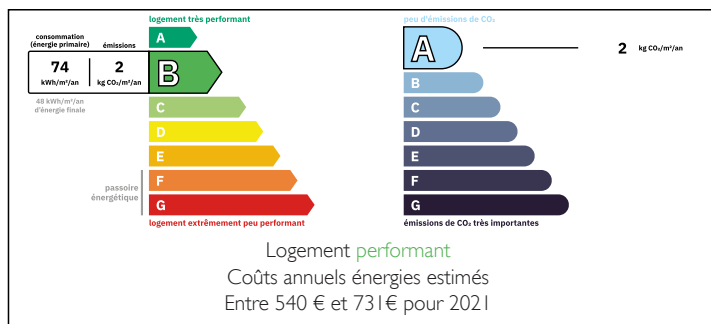
Rare property with exceptional potential!

Spacious 3-bedroom apartment with a south-facing terrace offering stunning views of the Canigou, a large former garage with endless conversion possibilities, and two buildable plots of 700 m<sup>2</sup> each (surveyed, not serviced).

Equipped with a heat pump, air conditioning, and solar panels for year-round comfort and improved energy efficiency.

An ideal opportunity for a family home, business project, or real estate investment.

## 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.



## NOTES

## DESCRIPTION

Discover a rare property offering exceptional potential, ideal for a family home, a business venture, or a real estate investment.

At the rear of the property, two buildable plots of 700 m<sup>2</sup> each, surveyed but not yet serviced, provide an excellent development opportunity. They are ideal for constructing two individual homes, creating a family project, or developing a profitable investment.

Upstairs, you will find a spacious and bright apartment featuring three comfortable bedrooms, a welcoming living room, a functional kitchen, and a beautiful terrace with breathtaking views of the Canigou mountain.

On the ground floor, a former automotive garage offers an impressive open space with endless possibilities. It can be transformed into a workshop, business premises, storage area, a contemporary loft, or even an extension of the living space, allowing you to tailor it to your specific needs.

For added comfort and energy efficiency, the property is equipped with a heat pump, air conditioning, and solar panels, helping to reduce energy consumption while ensuring year-round comfort.

A truly unique property combining comfortable living, generous space, and outstanding development potential, offering endless possibilities to bring your projects to life.

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