

Pretty detached, 2 bedroom, single storey house with garden, garage and views in a village with amenities.

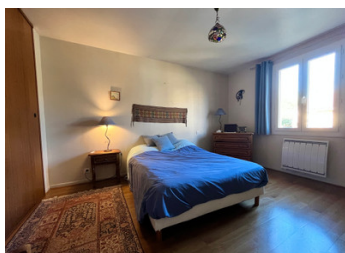


INFORMATION

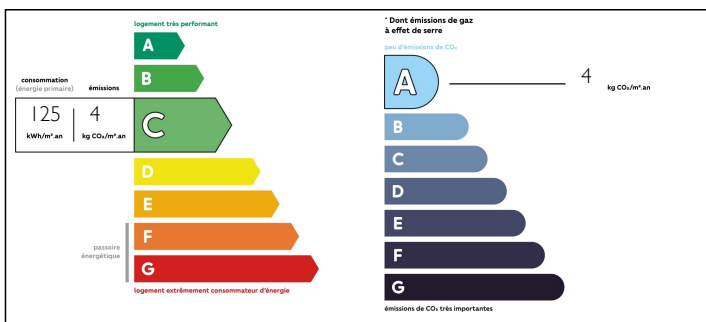
Town:	Vinça
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	99 m2
Plot Size:	573 m2

IN BRIEF

This superb detached 2-bedroom villa is situated within walking distance of all amenities in the village. The village of Vinca is ideally situated between the sea 45km, the ski slopes 48km and Perpignan with its airport, TGV train links and A9 motorway to the Spanish border.



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.



LOCAL TAXES

Taxe foncière: 1240 EUR

NOTES

DESCRIPTION

This charming 4-storey villa is located in the village of Vinça, close to the town centre, with views of the Canigou.

The entrance hall with storage leads through to the spacious and bright living room of 38m² with pellet burning stove and French doors to the south facing terrace and garden.

A separate fitted kitchen that could be opened onto the living space for a more modern feel.

Two bedrooms of 12m² and 14m², both with fitted cupboards.

A bathroom with bath and shower and a separate WC.

The mature planted garden with irrigation and a 26m² garage.

Vinça has a train station and regular buses. The village offers good amenities with schools, doctors, post office etc...

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