

Beautifully renovated 2 bedroom stone village house with terrace and breathtaking views.



## INFORMATION

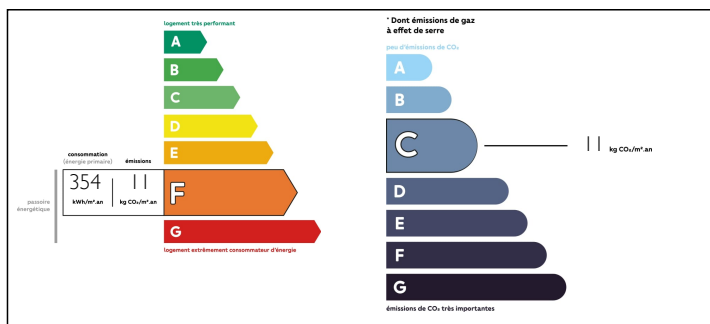
Town:	Joch
Department:	Pyrénées-Orientales
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	36 m2

## IN BRIEF

This charming village house close to the busy village of Vinca that has cafes, restaurants, swimming lake and a train station. It's also just 38km (30min) from Perpignan, 51km (1hr) from the closest ski slopes and 50km (40mins) from the sea.

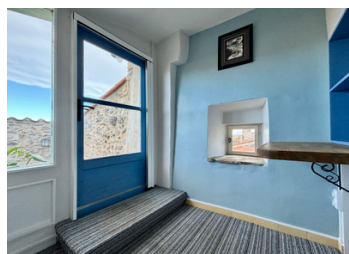


## ENERGY - DPE



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: 680 EUR

## NOTES

## DESCRIPTION

This lovely character property, which was once the gatehouse to the chateau, has been renovated with exceptional style to a very high standard.

You will be amazed by the views from this charming property, particularly from the roof terrace from where you can enjoy panoramique views of the mountains and down to the coast.

The ground floor entrance leads into the living area and a well appointed modern kitchen

The 1st floor has a double bedroom with 2 sets of French doors with Juliette balconies and an en-suite shower room with built in storage plus an independent WC.

The 2nd floor has the 2nd double bedroom with views, a shower room with WC and a small office which is also used by the current owner as an occasional single bedroom.

The 3rd floor has the most fabulous roof terrace with 360 views and has storage, a summer kitchen with sink for cleaning up after a bbq.

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