

**318 000 €**

**Contact agency**

**CAP Immobilier**

Zone Commerciale Cap Roussillon - Rue Henri

Chrétien

66600 Rivesaltes

04 12 05 75 90 / [contact@capimmo66.fr](mailto:contact@capimmo66.fr)

**Professional local professional**

**Surface : 218 m²**

**Exposition : Sud**

**Couverture : tiling**



### Local professional 463 Vinça

In the town of Vinça, 30 minutes from Perpignan and 8 km from the sub-prefecture of Prades, there is for sale a great opportunity for a commercial premises of 218 m<sup>2</sup> and 450 m<sup>2</sup> of parking including an independent 4-sided T4 apartment on the first floor of 91 m<sup>2</sup> and its own garage on the ground floor of 30 m<sup>2</sup>, all on a plot of 1412 m<sup>2</sup>. The 450m<sup>2</sup> outdoor parking surface has recently been re-tarred. An installation of 10 photovoltaic panels is planned shortly on the roof of the apartment. The oil central heating of the house has been replaced by a heat pump boiler. For any further information, please contact Virginie Wilquin on 0645021881

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