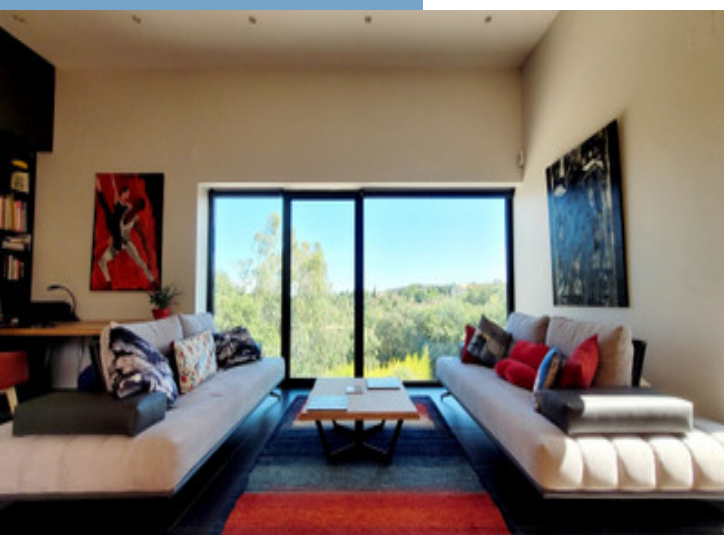


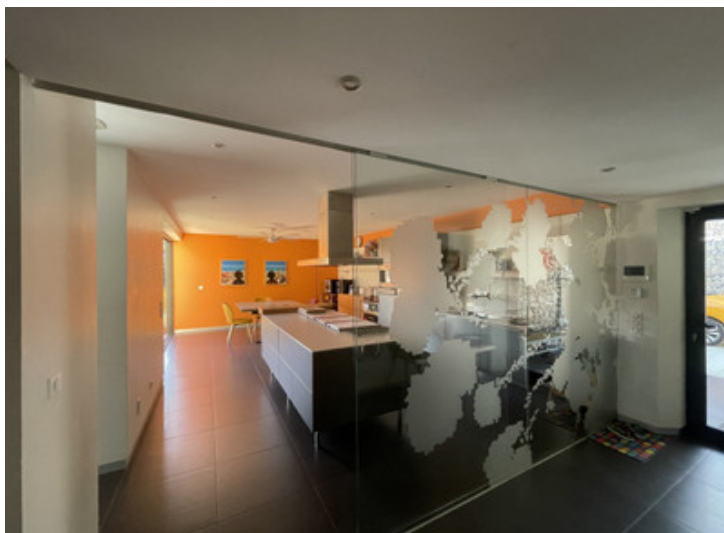


STUNNING CONTEMPORARY 3 BED VILLA WITH  
POOL, TERRACES & LIFT. ENERGY RATING "A"  
WITH GARDEN & PRIVATE PARKING.

STUNNING  
CONTEMPORARY 3 BED  
VILLA WITH POOL,  
TERRACES & LIFT. ENERGY  
RATING "A" WITH  
GARDEN & PRIVAT...



PROPERTY FACT FILE	
REFERENCE	A32221CTG66
PRICE	€ 977,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	260 m <sup>2</sup>
LAND	3874 m <sup>2</sup>
TOWN	Montesquieu-des-Albères
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	





- Immaculately presented with elevator to all floors
- Lap pool & terrace accessible from bedroom suites
- Energy rating A with solar panels, geothermal heat
- Fully fitted kitchen with Gaggenau appliances
- Calm setting with views and landscaped garden

STUNNING  
CONTEMPORARY 3 BED  
VILLA WITH POOL,  
TERRACES & LIFT. ENERGY  
RATING "A" WITH  
GARDEN & PRIVAT...  
Ref : A32221CTG66

Stunning contemporary villa situated in a desirable village in the Alberes, only 20 minutes drive from the Mediterranean coast and the Spanish frontier. In a quiet setting, only a few minutes drive from the village, this larch-clad property has been built to provide the best in sustainable and modern living: solar panels, geothermal energy

## DESCRIPTIF

Off-street parking and security gate, with steps leading down to front door. Separate vehicular access to carport, rear terrace and front door.

\*Entrance hall (1,7m x 4m) with glass dividing wall leading to:

\*Kitchen/dining room (4,3m x 7,1m). Fully-fitted kitchen with storage units, cooking island, Gaggenau appliances (hob, oven, dishwasher, coffee-machine) and utility area (2,2m x 1,1m) with storage and large fridge-freezer.

\*Dining area with sliding glass doors leading to terrace (3,3m x 4,2m) with louvre covered roof and views towards the Albères, sliding glass doors to living room.

\*Entrance hall leading to WC (1,9m x 1,3m) and open plan:

\*Study (4,3m x 4,1m) with views over garden and to south, double-sided fireplace with inset log burner access to lift and:

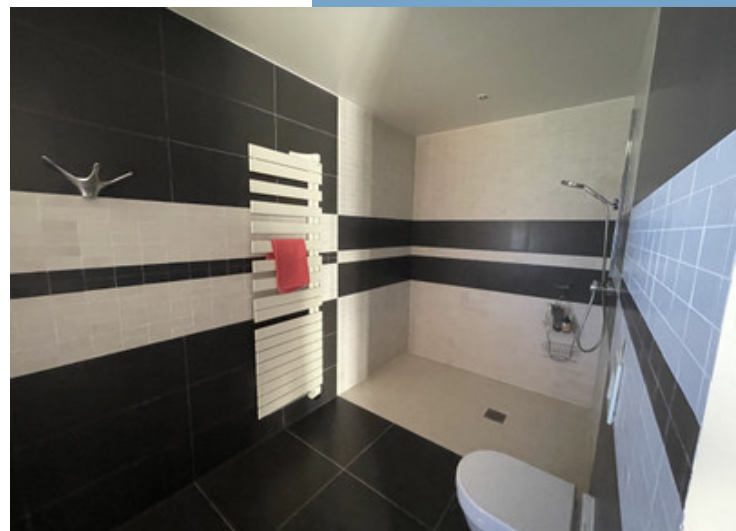
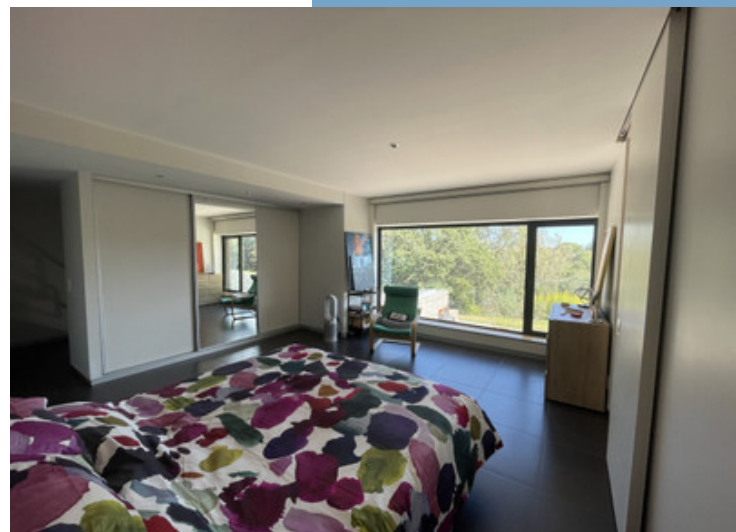
\*Living room 4,9m x 6,3m) with large picture window and double-sided fireplace with views over garden and to the south, sliding glass doors with access to terrace (connecting to dining room)

From the entrance hall, wooden staircase down to level -1: hallway (1,7m x 7,5m) leading to

\*principal suite comprising bedroom (5,1m x 4,7m) storage, large picture window and en-suite bathroom 1,7m x 4,9m) with jet bath, WC, basin and walk-in shower. Door to terrace (4,3m x 8m) and swimming pool (2m x 10m)

\*guest suite with bedroom (4m x 4,4m) storage, sliding glass doors with access to terrace and swimming pool. En-suite shower room (1,7m x 4m) with WC, basin and walk-in shower.

\*Laundry room (2,6m x 2,7m) and walk-in stor



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32221CTG66>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

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STUNNING CONTEMPORARY  
3 BED VILLA WITH POOL,  
TERRACES & LIFT. ENERGY  
RATING "A" WITH GARDEN &  
PRIVAT...

Ref : A32221CTG66

## ENERGIE-DPE

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

consommation (énergie primaire) émissions logement très performant

**56** | **1**  
kWh/m²/an | kg CO₂/m²/an

56 kWh/m²/an  
d'énergie finale



peu d'émissions de CO₂

**A**

**1** kg CO₂/m²/an



Property **Very efficient**

Estimated annual energy costs  
between 780 € and 1110€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A32221CTG66  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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