



LUXURY 3-BED ECO VILLA WITH POOL, LIFT,  
TERRACES, GARDEN, A-RATED ENERGY, VIEWS &  
PRIVATE PARKING.

www.leggettprestige.com

LUXURY 3-BED ECO VILLA  
WITH POOL, LIFT,  
TERRACES, GARDEN,  
A-RATED ENERGY, VIEWS  
& PRIVATE PARKING. ...



PROPERTY FACT FILE	
REFERENCE	A3222 CTG66
PRICE	€ 977,000 £ 0* <small>*agency fees to be paid by the seller</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	





- 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
- 20 min nearest beaches at Argeles sur Mer

LUXURY 3-BED ECO VILLA  
WITH POOL, LIFT,  
TERRACES, GARDEN,  
A-RATED ENERGY, VIEWS  
& PRIVATE PARKING. ...

Ref : A32221CTG66

Contemporary 260m2 Eco-Villa with Lift, Panoramic Views & High-End Finishes – Albères Region - 20 mins to the SEA

In a peaceful setting nestled in the heart of the Albères, this contemporary villa combines modern comfort with outstanding

## DESCRIPTIF

Contemporary Eco-Villa with Lift, Pool, Panoramic Views & High-End Finishes – Albères Foothills

Set in an idyllic location between the Mediterranean and the Spanish border, this beautifully designed contemporary villa offers exceptional comfort, sustainability, and style. Nestled in the foothills of the Albères mountains, this desirable area is renowned for its peaceful setting, scenic landscapes, and proximity to both coastal and mountain attractions — ideal for year-round living or a luxury retreat.

### Property Overview:

Access is via a security gate with off-street parking. A separate vehicular access leads to the carport, rear terrace, and front door.

### Ground Floor:

- Entrance Hall (1.7m x 4m): With a glass dividing wall opening to the main living spaces.
- Kitchen & Dining Area (4.3m x 7.1m): Fully fitted with high-end Gaggenau appliances including hob, oven, dishwasher, and integrated coffee machine. Central island and built-in storage.
- Utility Area (2.2m x 1.1m): Large fridge-freezer and additional storage.
- Dining Area opens to a covered terrace (3.3m x 4.2m) with louvre roof and views to the Albères.
- Guest WC (1.9m x 1.3m)
- Open-Plan Study (4.3m x 4.1m): Garden and south-facing views, shared double-sided fireplace with inset log burner.
- Living Room (4.9m x 6.3m): Picture window, fireplace, and sliding doors to terrace connected to the dining area.

### Lift Access to all floors.

### Level -1:

#### Principal Suite:

- Bedroom (5.1m x 4.7m) with large picture window, terra

### 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

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LUXURY 3-BED ECO VILLA  
WITH POOL, LIFT, TERRACES,  
GARDEN, A-RATED ENERGY,  
VIEWS & PRIVATE PARKING. ...

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

Ref : A32221CTG66

## ENERGIE-DPE

consommation (énergie primaire) émissions logement très performant

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

31 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

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)