





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

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### PROPERTY FACT FILE

REFERENCE	A32221CTG66
PRICE	€ 977,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	260 m²
LAND	3874 m²
TOWN	Montesquieu-des-Albères
DEPARTMENT	
LOCATION	Village property
ТҮРЕ	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	





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- 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

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  $\times$  4m): With a glass dividing wall opening to the main living spaces.

-Kitchen & Dining Area ( $4.3m \times 7.1m$ ): 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  $\times$  1.1m): Large fridge-freezer and additional storage.

-Dining Area opens to a covered terrace  $(3.3m \times 4.2m)$  with louvre roof and views to the Albères.

-Guest WC (1.9m x 1.3m)

-Open-Plan Study  $(4.3m \times 4.1m)$ : Garden and south-facing views, shared double-sided fireplace with inset log burner.

-Living Room (4.9m  $\times$  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 (5.1 m × 4.7m) with large picture window, terra

More Online : https://leggettprestige.com/luxury-property-for-sale/view/A32221CTG66 COMPLETE FILE AND PHOTO ON REQUEST

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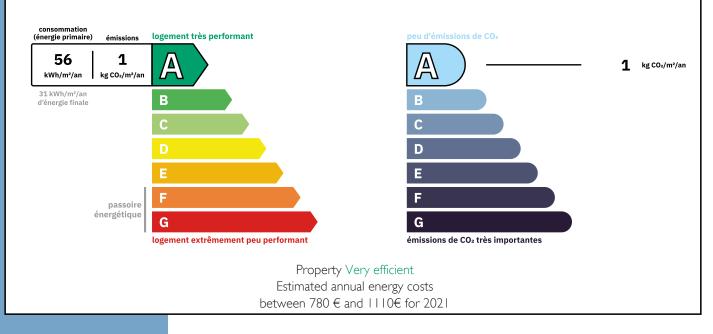




LUXURY 3-BED ECO VILLA WITH POOL, LIFT, TERRACES GARDEN, A-RATED ENERGY, VIEWS & PRIVATE PARKING. .. Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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## **ENERGIE-DPE**



# NOTICE

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

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# CONTACT

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