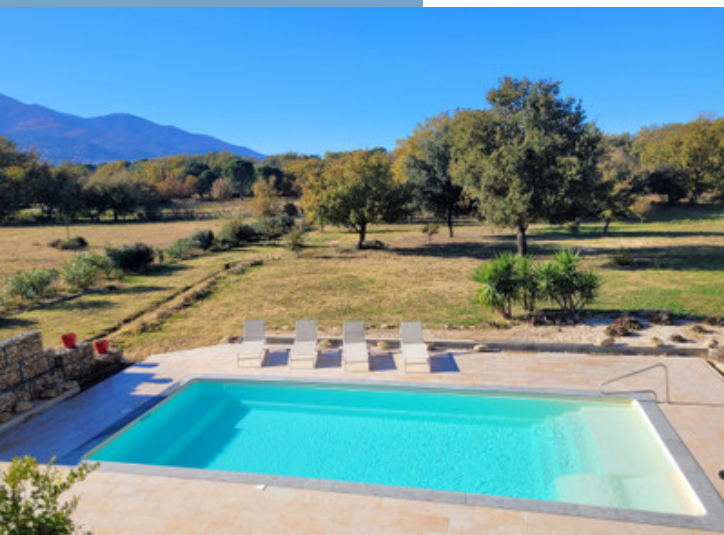




LUXURY 1.3HA COUNTRYSIDE RESIDENCE WITH
BEAUTIFUL POOL AREA, 6-CAR GARAGE &
PANORAMIC MOUNTAIN VIEWS

www.leggettprestige.com

LUXURY 1.3HA
COUNTRYSIDE RESIDENCE
WITH BEAUTIFUL POOL
AREA, 6-CAR GARAGE &
PANORAMIC MOUNTAIN
VIEWS...



PROPERTY FACT FILE

REFERENCE	A41421AHA66
PRICE	€ 1,260,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	200 m ²
LAND	13789 m ²
TOWN	Laroque-des-Albères
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

*Price based on current exchange rate which is subject to change



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

- 1.3 ha of landscaped grounds
- AA energy rating
- six-car garage
- spectacular panoramic views
- 15 minutes drive from Mediterranean beaches

LUXURY 1.3HA
COUNTRYSIDE
RESIDENCE WITH
BEAUTIFUL POOL AREA,
6-CAR GARAGE &
PANORAMIC MOUNTAIN
VIEWS
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Set just minutes from the vibrant centre of Laroque-des-Albères and 15 minutes from Perpignan and the Mediterranean coast, this 1,3 ha de jardins paysagers with AA energy rating combines privacy, space, and refined lifestyle. Approached via a sweeping driveway, it features a dramatic double-height living area with open-plan kitchen and dining,

DESCRIPTION

Laroque-des-Albères is a highly sought-after village combining Catalan charm with modern comfort, offering shops, restaurants, and services. Located just 15 minutes drive from the Mediterranean beaches, this villa enjoys an exceptional location, within walking distance of the village center while providing privacy, tranquility, and spectacular panoramic views.

Property Overview

Set on a 13,789m² (almost 1.4ha) private, landscaped flat plot with mature trees, this property could also suit equestrian activities.

MAIN HOUSE

Ground Floor:

Entrance hall

Open-plan kitchen, 20m², fully fitted and equipped, granite worktops, gas hob cooker

Rear kitchen, 7m², with laundry, sink

Reception 1, 20m², double-height ceiling, double-aspect insert fireplace

Reception 2, 20m², double-aspect insert fireplace

Bedroom 1, 11m², en-suite shower room, 4m², with sink, shower, WC

Guest WC

First Floor

Open-plan mezzanine reception area, 22m², cathedral ceiling, suitable as office, lounge, or potential fourth bedroom

Double-height windows and elevated rear terrace with stunning views over the garden, vineyards, and Albères mountains

Bedroom 2, 12m², en-suite shower room, 4m², with sink, shower, WC

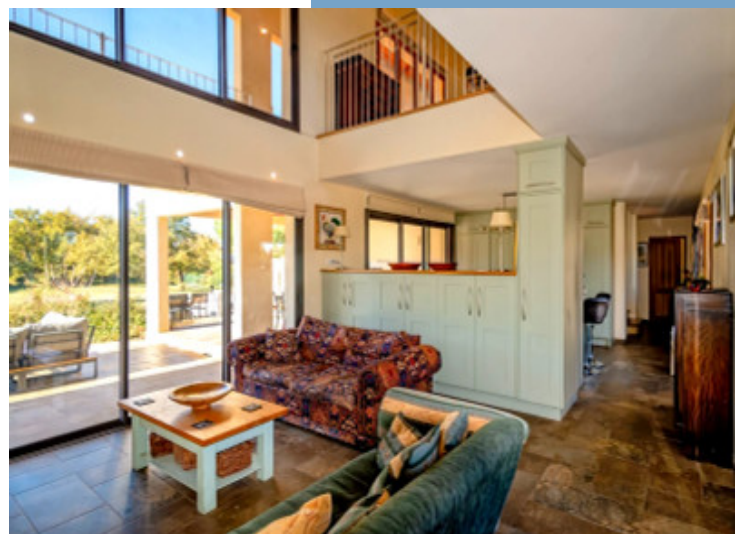
Master suite, 20m², private balcony; bathroom, 8m², with double sink, shower, bathtub, WC, bidet

GARAGE

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41421AHA66>

COMPLETE FILE AND PHOTO ON REQUEST



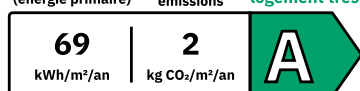
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ENERGIE-DPE

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

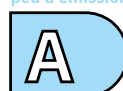
consommation (énergie primaire) émissions logement très performant



36 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂



2 kg CO₂/m²/an



Property **Very efficient**
Estimated annual energy costs
between 951 € and 1286€ for 2023

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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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