

Luxury 3-bed eco villa with pool, lift, terraces, garden, A-rated energy, views & private parking.



INFORMATION

Town:	Montesquieu-des-Albères
Department:	Pyrénées-Orientales
Bed:	3
Bath:	3
Floor:	260 m2
Plot Size:	3874 m2



IN BRIEF

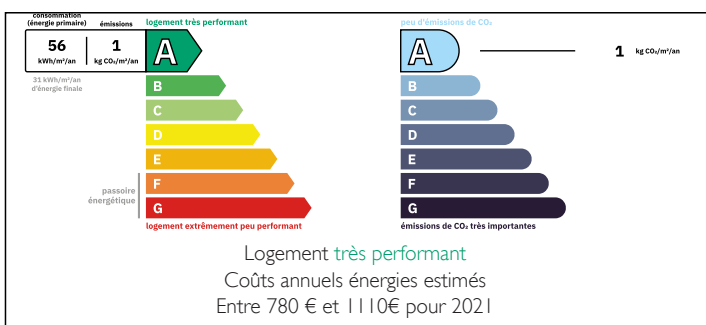
Contemporary 260m2 Eco-Villa with Lift, Panoramic Views & High-End Finishes – Albères Region - 20 mins to the SEA

In a peaceful setting nestled in the heart of the Albères, this contemporary villa combines modern comfort with outstanding energy performance. Just 20 minutes from the Mediterranean coast and the Spanish border, it offers an exceptional quality of life.

Architect-designed and clad in larch wood, the home built in 2010 features sustainable technologies including geothermal energy, solar panels, underfloor heating and cooling, and an electric vehicle charging point.

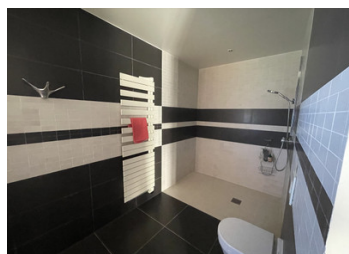
The generous interior includes three en-suite bedrooms, an internal lift serving all levels, high-end finishes, and seamless indoor-outdoor living set on a private 3.874m2 plot.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

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.

LOCAL TAXES

Taxe foncière: 2514 EUR

Taxe habitation: EUR

NOTES

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: