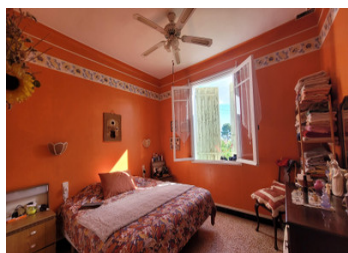
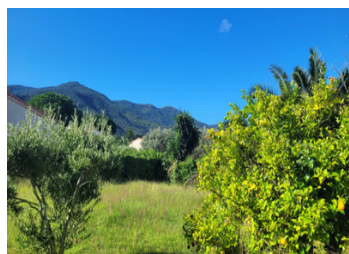
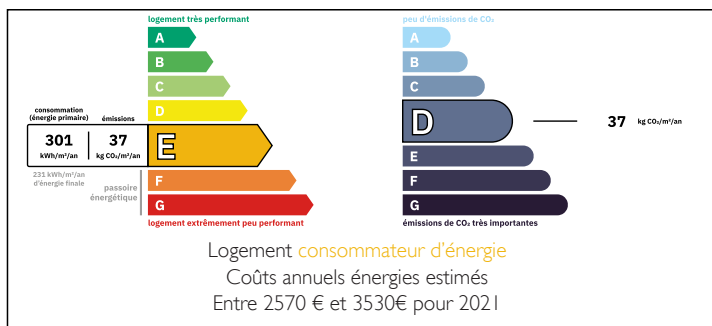


Detached house 149m on 1200m plot with Albères views, short walk to village centre, to renovate; 20 min SEA



ENERGY - DPE



INFORMATION

Town:	Laroque-des-Albères
Department:	Pyrénées-Orientales
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	1200 m2

IN BRIEF

Detached house 149m2 set on a large 1200m² plot with beautiful, uninterrupted views of the Albères mountain range.

Ideally located just a short walk from the heart of Laroque des Albères, one of the most sought-after villages in the region, known for its lively atmosphere, strong community, and year-round appeal. The Mediterranean coastline is just 20 minutes away, offering the best of both mountains and sea.

The house is in need of modernisation but presents a rare opportunity to create a bespoke home in a truly special setting. With its generous plot size, there's ample space for extension, landscaping, or even a pool (all subject to planning). Whether you're looking for a peaceful permanent residence, a holiday getaway, or an exciting development project, this property offers the perfect blank canvas in a location that continues to grow in popularity.

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

Located at the foot of the Albères mountains, Laroque des Albères is a charming and sought-after village in the Pyrénées-Orientales. Just 20 minutes from the Mediterranean beaches, 30 minutes from Perpignan, and less than 15 km from the Spanish border, it offers the perfect balance of sea, mountains, and culture. With its lively year-round community, local shops, restaurants, and traditional village atmosphere, Laroque is ideal for both permanent living and holiday stays.

This detached house presents an excellent renovation opportunity on a generous 1200m² plot, with fantastic views towards the Albères range and great potential for further development (subject to planning).

The house comprises:

Upper Floor

- Entrance
- Spacious living area (31m²) with woodburner, wrap-around balcony, and mountain views. A bright, airy room with high ceilings
- Kitchen (9m²) with stairs to the lower level
- WC
- Bathroom
- 3 bedrooms (each approx. 12m²) with built-in storage

Lower Floor

Converted basement/garage currently configured as:

- Laundry room
- 3 bedrooms (1 with shower room)
- Kitchen
- Lounge
- WC

Exterior

- Off-road parking for several vehicles
- Large 1200m² plot
- Space for a pool, pool house, or further construction (subject to planning permission)

LOCAL TAXES

Taxe habitation: EUR

NOTES