

## Luxury 1.3ha Countryside Residence with Beautiful Pool Area, 6-Car Garage & Panoramic Mountain Views

EXCLUSIVE



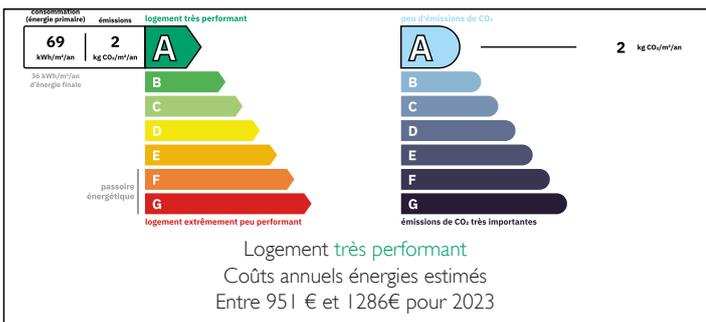
## INFORMATION

Town:	Laroque-des-Albères
Department:	Pyrénées-Orientales
Bed:	3
Bath:	3
Floor:	200 m2
Plot Size:	13789 m2

## IN BRIEF

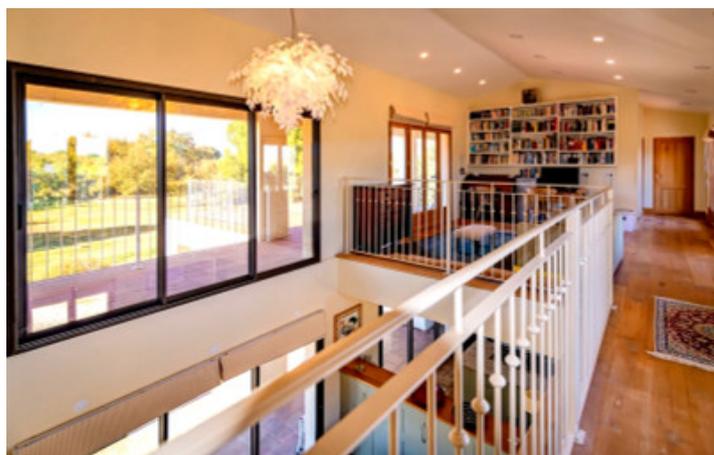
Set just minutes from the vibrant centre of Laroque-des-Albères and 15 minutes from Perpignan and the Mediterranean coast, this 1,3 ha de jardins paysagers with AA energy rating combines privacy, space, and refined lifestyle. Approached via a sweeping driveway, it features a dramatic double-height living area with open-plan kitchen and dining, plus a ground-floor en-suite bedroom. Upstairs, two further en-suite bedrooms and a versatile open-plan office/living space (or potential fourth bedroom) open onto a full-length terrace with stunning mountain views. Set within 1.3 ha of landscaped grounds with mature trees, the villa offers seclusion. Outside, a terrace with outdoor kitchen, shaded and open seating, and a striking swimming pool provide the ultimate entertaining space. A six-car garage completes this rare, luxurious home near the coast.

## 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

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 13,789 m<sup>2</sup> (almost 1.4 ha) private, landscaped flat plot with mature trees, this property could also suit equestrian activities.

### MAIN HOUSE

#### Ground Floor:

#### Entrance hall

Open-plan kitchen, 20 m<sup>2</sup>, fully fitted and equipped, granite worktops, gas hob cooker

Rear kitchen, 7 m<sup>2</sup>, with laundry, sink

Reception 1, 20 m<sup>2</sup>, double-height ceiling, double-aspect insert fireplace

Reception 2, 20 m<sup>2</sup>, double-aspect insert fireplace

Bedroom 1, 11 m<sup>2</sup>, en-suite shower room, 4 m<sup>2</sup>, with sink, shower, WC

Guest WC

#### First Floor

Open-plan mezzanine reception area, 22 m<sup>2</sup>, 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, 12 m<sup>2</sup>, en-suite shower room, 4 m<sup>2</sup>, with sink, shower, WC

Master suite, 20 m<sup>2</sup>, private balcony; bathroom, 8 m<sup>2</sup>, with double sink, shower, bathtub, WC, bidet

### GARAGE

Garage for 6 cars, 15 m × 6 m, with 3 double garage

## LOCAL TAXES

Taxe foncière: 2797 EUR

Taxe habitation: EUR

## NOTES