



LARGE PROPERTY ON 1.3 HECTARES WITH
PANORAMIC VIEWS, SWIMMING POOL AND
FURTHER DEVELOPMENT POTENTIAL

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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	



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

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Located just minutes from the centre of Laroque-des-Albères and 15 minutes from Perpignan and the Mediterranean coast, this A/A-rated property extends over 1.3 hectares of land. It comprises a spacious double-height living area with open-plan kitchen, a ground-floor en-suite bedroom, two further en-suite bedrooms upstairs, and an

DESCRIPTION

Laroque-des-Albères is a highly sought-after village combining Catalan charm with modern convenience, offering shops, restaurants, cafés and essential services year-round. Located just 15 minutes from the Mediterranean beaches, 15 minutes from Perpignan and Perpignan-Rivesaltes Airport, and within easy reach of Spain, this exceptional property enjoys a rare position within walking distance of the village centre while offering complete privacy, tranquillity and spectacular panoramic views of the Albères mountains.

Property Overview

Occupying a private plot of 13,789 m² (almost 1.4 hectares), the property comprises over 6,000 m² of landscaped gardens surrounding the house, together with an agricultural parcel of more than 7,000 m² with potential independent access. The predominantly flat grounds are planted with mature trees and could also suit equestrian or other lifestyle projects.

MAIN HOUSE

Ground Floor

- Entrance hall
- Open-plan kitchen, 20 m², fully fitted and equipped with granite worktops and gas range cooker
- Rear kitchen/utility room, 7 m², with laundry area and sink
- Reception room 1, 20 m², with double-height ceiling and double-sided insert fireplace
- Reception room 2, 20 m², with double-sided insert fireplace
- Bedroom 1, 11 m², with en-suite shower room (4 m²) including shower, washbasin and WC
- Guest WC

First Floor

- Open-plan mezzanine reception area, 22 m², with cathedral ceiling, suitable as a lounge, office or potential...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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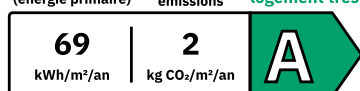
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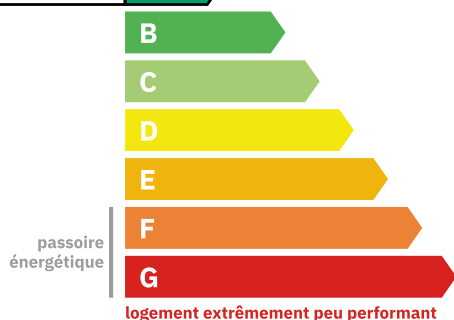
ENERGIE-DPE

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

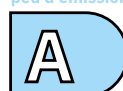
consommation (énergie primaire) émissions logement très performant



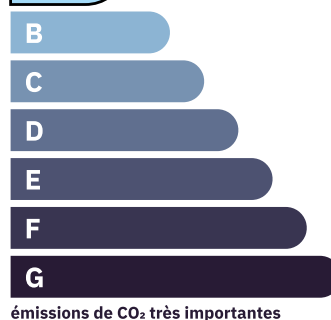
36 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂



2 kg CO₂/m²/an



émissions de CO₂ très importantes

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.

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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

Réf :A41421AHA66
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AND PHOTOS
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