

Large Property on 1.3 Hectares with Panoramic Views, Swimming Pool and Further Development Potential

EXCLUSIVE



INFORMATION

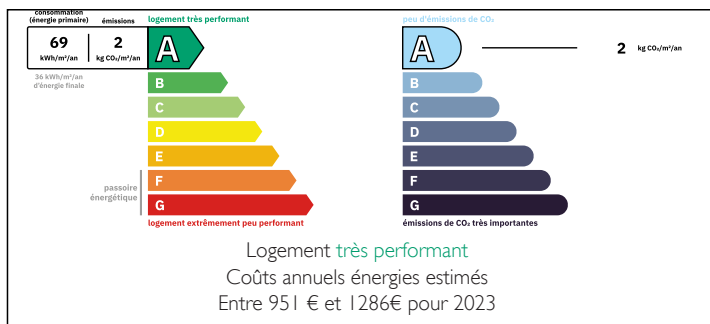
Town:	Laroque-des-Albères
Department:	Pyrénées-Orientales
Bed:	3
Bath:	3
Floor:	200 m2
Plot Size:	13789 m2

IN BRIEF

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 office/lounge area that could also serve as a fourth bedroom. A large terrace enjoys superb panoramic mountain views. The grounds include landscaped gardens surrounding the house and an additional vineyard plot with independent access. Outside, the swimming pool, summer kitchen and relaxation areas provide an ideal setting for entertaining. A six-car garage completes the property and already benefits from approved planning permission for conversion into habitable accommodation, making it ideal for a gîte, guest accommodation, independent living space or professional activity. It is also possible to construct a



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.



LOCAL TAXES

Taxe foncière: 2797 EUR

NOTES

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