



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

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POTENTIAL...



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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

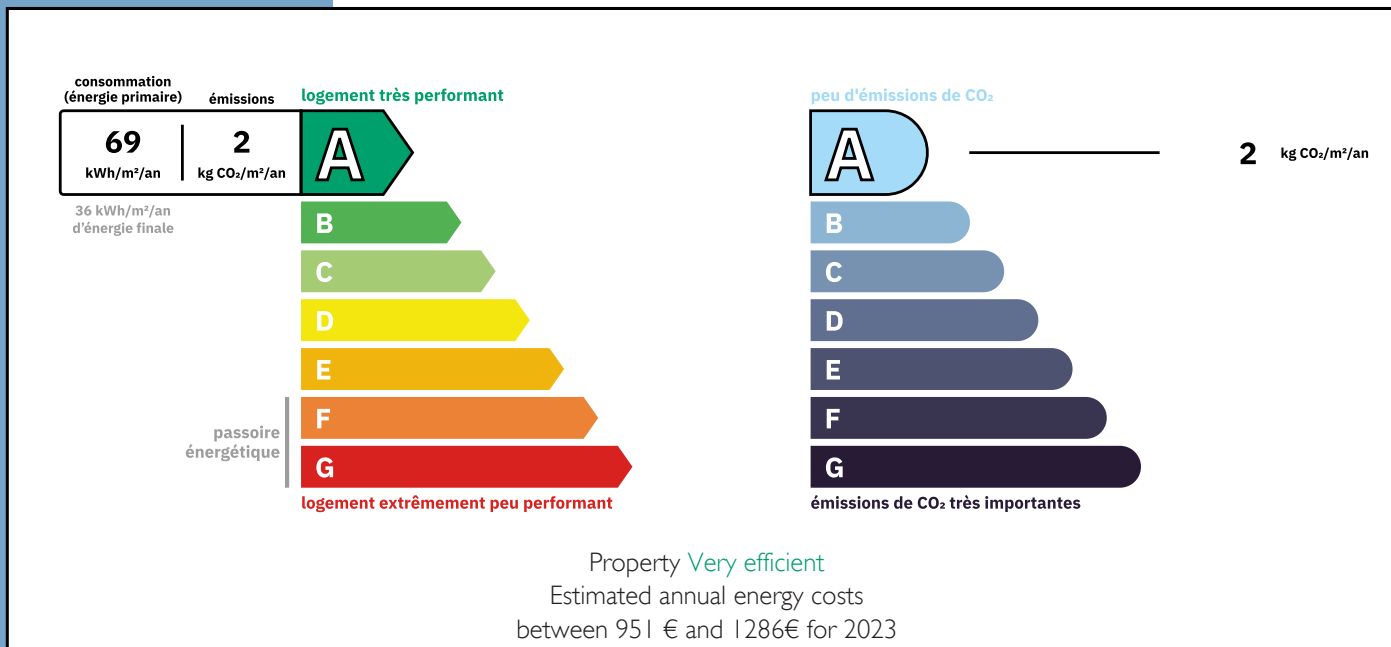
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A41421AHA66
FILE COMPLETE
AND PHOTOS
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