



Private Villa with Pool in a Countryside Setting on Edge of Laroque des Alberes

Reference No: 3060

Price Euros: 689,000

Area: Laroque-des-Alberes

Town: Laroque-des-Alberes

Department: Pyrenees Orientales

Bedrooms: 4

Land Size m2: 3,021

Habitable space m2: 178

Full Description: Located halfway along a quiet lane on the edge of popular Laroque-des-Albères this modern villa is completely private, offering an excellent bolt-hole from the rigours of life. Finished to a high standard the property offers four double bedroom accommodation in 178m2 of living space; the property is composed as follows:

Entrance from the road via automatic remote controlled gates, along a long driveway that sweeps around to the rear of the house where there is ample parking for 5-6 cars plus a large single garage with up & over door plus a separate car port.

Ground Floor: Steps up to front door, entrance hall with deep cloak cupboard, leading to large open-plan sitting room/dining room with high cathedral ceiling, wood burning inset fire place, two full glass sliding patio doors leading onto the pool terrace, an open-plan fully fitted kitchen with granite work surface, door leading to utility area and garage, door also leading from kitchen to outside summer kitchen with BBQ, pool shower room with WC. Leading off from the sitting room there is a study/single bedroom, double bedroom with walk in wardrobe and door to terrace, bathroom with

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bath and shower, separate WC with wash hand basin, small storage cupboard in corridor.

First Floor: Steps lead up from the sitting room to a large mezzanine/study area which in turn leads to 2 double bedrooms both with fitted wardrobes, plus a family bathroom with separate WC. Both bedrooms look out on to lovely views of the garden and countryside beyond.

The house has been fitted with a number of neat touches such as centralised vacuum cleaner to all rooms, video entry system, automatic gates, alarm, reversible air conditioning in bedrooms, automatic watering system (from a well), external speakers for terrace and pool area, centralised night storage heating system and electric shutters. The beams in the roof are of metal and overall the house offers ample storage.

Outside

The garden is a real feature of the property being very well planted and divided into different areas for different functions. To the rear of the house is the fully enclosed pool area (kidney shaped and measuring roughly 10m x 5m) surrounded by paved terrace, lawn, palms and established border plants; bougainvillea climbs the walls of the house. To the front of the house is gravel driveway with more low-maintenance planting while to the side is a large fruit orchard and vegetable garden. The property is fenced all around.

Summary

A very pleasant, well designed home which is light, bright and spacious. This house is completely private but within a short walk of the village centre of popular Laroque-des-Albères. An excellent holiday or full-time family home.

Property Features: Air conditioning, Alarm, Automatic Gates, Automatic Watering, BBQ, Broadband / ADSL, Central vacuum system, Cos Residuel, Double Glazing, Exposed ceiling/roof beams, Fireplace, Laundry, Letting Potential, Outside Lighting, Pool Alarm, Pool Security, Pool-House, Private Garden, Private Pool, Quality Fittings, Satellite TV, Summer Kitchen, Terrace, Tile Floors, Town water, Well

Nearby Amenities: Beaches, Forest/Parkland, Golf Course, Lake, Local Shopping, Marina, Nightlife, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Spa/Jacuzzi, Sports Complex, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

View: Countryside, Garden, Hills, Mount Canigou, Olive groves, Pleasant, Pool, Rural

Heating: Central, Electric, Radiators

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