



## La Paloma 5 Bed Villa For Sale In Arles-sur-Tech France



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 399,000

### Location

Country: France  
Address: Rue Barri d'Avall  
ZIP code: 66150  
Posted: Oct 10, 2025  
Description:  
La Paloma 5 Bed Villa For Sale In Arles-sur-Tech France

Esales Property ID: es5554799

Rue Barri d'Avall  
Arles-sur-Tech  
66150  
France

La Paloma: A Stunning Villa with Heated Pool in the French Pyrenees

Welcome to La Paloma, your dream escape in the breathtaking French Pyrenees. This exceptional villa offers a rare blend of luxurious living, stunning natural beauty, and a prime location. Imagine waking up to a sun-drenched day, taking a refreshing dip in your heated pool, and enjoying breakfast on the terrace with panoramic views of the mountains. This property is perfect for a large family, a holiday getaway, or a savvy investor, with its spacious layout and the added benefit of a separate apartment for rental income or guests.



## The Villa: An Elegant and Spacious Family Home

The main villa, a large three-bedroom residence, is designed for comfort and elegance. The front door opens to a spacious hallway, providing ample room for storage. The generously sized lounge is filled with natural light, and its patio doors lead directly to a large terrace, perfect for soaking in the sun and admiring the stunning mountain views. A separate dining room, also with patio doors, opens to a second terrace, creating an ideal setting for al fresco dining.

The main living space is complemented by three well-appointed bedrooms. The principal suite features a large bedroom and a recently refurbished en-suite bathroom with a shower. Two additional bedrooms and a recently refurbished family bathroom provide ample space and convenience. The heart of the home, the large kitchen, has been recently renovated with top-of-the-range appliances from IKEA and has enough space to comfortably accommodate a dining table for up to eight people, making it a perfect hub for family meals and gatherings.

## The Apartment: A Private and Profitable Retreat

A major highlight of this property is the separate two-bedroom apartment, which offers an excellent opportunity for rental income or a private space for extended family and guests. With its own private entrance, the apartment includes a hallway, a shower room with a WC, and a lounge/dining room with patio doors that lead to a private terrace with its own mountain views. The kitchen is equipped with modern appliances and a charming, traditional stone sink.

The apartment's two large bedrooms are a key feature, each with a vanity unit and wash basin, providing added convenience. A separate, large utility room with additional laundry facilities and plenty of storage space makes this a fully self-sufficient and comfortable living space.

## The Grounds and Location: Lifestyle and Connectivity

The villa sits on expansive grounds of 2000m<sup>2</sup>, offering a high degree of privacy and minimal overlooking. The outdoor space is a true paradise, centered around a spacious terrace with a 10m x 5m heated swimming pool. There's plenty of space for up to six cars, and a large terrace is ideal for outdoor entertaining.

The location is unparalleled. Nestled on the edge of the charming village of Arles-sur-Tech, the property offers easy access to a variety of local amenities. You are just a 45-minute drive from the Mediterranean Sea and the city of Perpignan, and only an hour and a half from the ski resorts in the Pyrenees. With Spain close by and the A9 motorway just 30 minutes away, travel is effortless. The property is conveniently located for access to several international airports, including Perpignan, Girona, Carcassonne, and Barcelona, providing excellent links to the rest of Europe and beyond.

This home offers a lifestyle of serene tranquility and unmatched convenience. Imagine sipping your morning coffee on the sun-drenched terrace, followed by an afternoon by the heated pool. In the evening, you can host friends and family in the spacious living areas or enjoy a quiet night under the stars. With



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the added security of a separate apartment for rental income or guests, this villa truly offers a perfect balance of comfort, convenience, and privacy.

Don't miss out on this slice of paradise. Contact us today to schedule a viewing and experience this exceptional property for yourself.

## ABOUT THE AREA

Arles-sur-Tech is a picturesque village nestled in the heart of the Vallespir valley, in the Pyrénées-Orientales department of southern France. Situated at the foothills of the Pyrenees mountains, the village is surrounded by a dramatic landscape of lush greenery and is bisected by the Tech River. With its strong Catalan heritage, Arles-sur-Tech offers a unique cultural blend, reflected in its traditions, architecture, and language. The village is an idyllic and tranquil retreat, far from the more tourist-heavy coastal towns, providing a perfect base for exploring the diverse beauty of the region.

The lifestyle in Arles-sur-Tech is defined by a close connection to nature and a relaxed, community-focused pace. The most famous landmark is the magnificent Sainte-Marie d'Arles-sur-Tech Abbey, a Romanesque masterpiece founded in the 9th century. Its serene cloisters and historic church draw visitors from all over. The surrounding mountains are a paradise for outdoor enthusiasts, with countless trails for hiking and mountain biking, offering breathtaking views of the valley. The village itself is a pleasure to explore, with narrow streets, traditional stone houses, and local shops selling regional products. The nearby Tech River also provides opportunities for peaceful riverside walks and picnics.

The real estate market in Arles-sur-Tech is particularly appealing to those seeking a peaceful life with easy access to both the mountains and the sea. Properties range from traditional stone village houses and townhouses with courtyards to spacious villas and remote farmhouses nestled in the hills. Prices are generally more affordable than on the popular Mediterranean coast, making it a viable option for those looking for a permanent residence, a holiday home, or a guesthouse for rental income. The high demand for tranquil and authentic locations makes property here a solid, long-term investment.

The most convenient airport to Arles-sur-Tech is Perpignan–Rivesaltes Airport (PGF), which is approximately a 45-minute drive away. This airport offers a variety of flights to major European cities. For a wider range of international connections, two other major airports are easily accessible: Girona–Costa Brava Airport (GRO) in Spain is about a 1.5-hour drive, while Barcelona-El Prat Airport (BCN) is approximately a 2-hour drive. This proximity to multiple airports provides excellent travel flexibility for residents and visitors.

## MAiN FEATURES:

- \* 205m<sup>2</sup> of living space
- \* 2500m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking



- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Common**

Bedrooms:	5
Bathrooms:	3
Finished sq. ft.:	205 sq m
Lot Size:	2500 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.684.449

