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# Laroca Immobilier

Place de la Mairie  
66740 Laroque des Albères

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www.laroca-immobilier.com - eMail : info@laroca-immobilier.com

336 000 €

**Villa for sale**

**3 rooms**

**Surface : 64 m<sup>2</sup>**

**Living room size : 22 m<sup>2</sup>**

**Land size : 1551 m<sup>2</sup>**

**Year of construction : 1983**

**Aspect : Nord ouest**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, pool, fireplace, double glazing,  
Quiet

2 bedrooms

3 terraces

1 shower

1 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

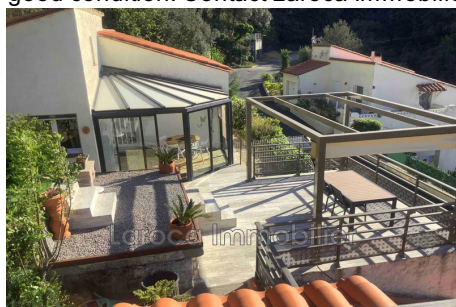
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05/02/2025 - Prix T.T.C



## Villa 4022 Laroque-des-Alberes

Villa for sale in Laroque des Alberes Located on the tops of Laroque des Alberes, this superb detached villa with 64 sqm of living space, has been built on a 1551 sqm land on a slope, organized in terraces, in a very quiet area with breathtaking panoramic views, just 4 km from all shops and restaurants ! It is composed, on the main level (accessible from the street via an exterior stairway leading to a first terrace with view), a veranda (not included in the living space), a very pleasant and bright living room with fireplace (insert) and French doors onto the veranda and the back of the garden, a fitted kitchen, separate WC with wash basin and window, a laundry area, a bathroom with walk-in shower as well as two bedrooms with French doors, one opening onto the garden, the other to a room of 15 sqm with spa (not included in the living space). Upstairs, an attic mezzanine above the living room. Garage of 20 sqm and cellar on the street level. A further parking space is accessible via a gate leading to the street above the land. This property has its own swimming pool located on one of its terraces, from which the view is breathtaking! Very rare in this area ! Charm, quietness and amazing view for this villa in very good condition! Contact Laroca Immobilier, your estate agent in Laroque des



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

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pour un montant de 305 000 € - Document non contractuel - Barème des prix disponible sur notre site internet