

1 rue Saint Pierre  
66650 Banyuls sur Mer

+33 (0)4 68 98 64 36

# Laroca Immobilier

Place de la Mairie  
66740 Laroque des Albères

+33 (0)4 68 39 20 94

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

420 000 €

**Villa for sale**

**5 rooms**

**Surface : 110 m<sup>2</sup>**

**Living room size : 37 m<sup>2</sup>**

**Land size : 401 m<sup>2</sup>**

**Year of construction : 1980**

**Aspect : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Roof : tiles**

**Features :**

fireplace, Bedroom on ground floor, double glazing, Reversible air conditioning, pool possibility

3 bedrooms

2 terraces

1 bathroom

1 shower

1 WC

1 garage

3 parkings

**Energy class (dpe) : D**

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

Document non contractuel

22/12/2024 - Prix T.T.C



## Villa 4015 Argeles-sur-Mer

House for sale in Argeles sur mer. Ideally located in ARGELES-SUR-MER, in a quiet area, close to all shops and amenities. On a plot of 401 m<sup>2</sup>, this house only adjoining by the garage has an ideal SOUTH / WEST exposure with a view over the Alberes mountains. The property is composed, on the ground floor, of a spacious entrance hall with cupboard, a bedroom with direct access to the main terrace, a study, a shower room, a separate toilet and a large living room with a fitted open-plan kitchen. The living room has a fireplace, large bay windows with direct access to a very pleasant wooded and easy-to-maintain flat and fenced garden. Upstairs, you will find two large attic bedrooms of approximately 19 m<sup>2</sup> on ground and a bathroom with toilet. This house is equipped with reversible air conditioning, double glazing, a garage with laundry area and a driveway that can accommodate up to 3 cars. A great opportunity in Argeles sur mer.

### Legal information

420 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

T. +33 (0)4 68 39 20 94 - info@laroca-immobilier.com - www.laroca-immobilier.com

Siren 789 607 272 RCS Antibes - Code NAF 6831Z - RC Pro : AXA France IARD sous le contrat n°11186534004, pour un montant de 305 000 € - Document non contractuel - Barème des prix disponible sur notre site internet