

1 rue Saint Pierre  
66650 Banyuls sur Mer

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# 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

299 000 €

**Village house for sale**

**Surface : 103 m<sup>2</sup>**

**Aspect :** Est ouest

**View :** Citadine

**Hot water :** Electrique

**Inner condition :** to modernize

**External condition :** good

**Features :**

terrace, fireplace, Bedroom on ground floor, Reversible air conditioning

3 bedrooms

2 showers

2 WC

1 cellar

**Energy class (dpe) :** C

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



Village house 4019 Banyuls-sur-Mer

Banyuls sur mer: Close to the beach and shops, charming village house, approx 103sq.m with terrace comprising: Ground floor: entrance, living room with fireplace, separate kitchen, bedroom with cupboards, bathroom, a living room opening onto a terrace. Upstairs: two bedrooms, one with a mezzanine, shower room. Independent apartment with a separate entrance comprising: Entrance, living room with open kitchen, one bedroom, shower room with toilet. Large private cellar. Ideal for investors, many possibilities.

#### Legal information

299 000 € fees included

4,91% VAT of fees paid by the buyer (285 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Document non contractuel  
05/02/2025 - Prix T.T.C



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

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