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# Laroca Immobilier

Place de la Mairie  
66740 Laroque des Albères

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525 000 €

**Villa for sale**

**4 rooms**

**Surface : 130 m<sup>2</sup>**

**Living room size : 73 m<sup>2</sup>**

**Land size : 1157 m<sup>2</sup>**

**Year of construction : 2004**

**Aspect : Sud ouest**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, pool, Bedroom on ground floor,  
double glazing, Reversible air conditioning,  
Quiet, well

3 bedrooms

1 terrace

2 bathrooms

3 WC

1 garage

Document non contractuel

14/03/2025 - Prix T.T.C



## Villa 4037 Saint-Genis-des-Fontaines

Villa for sale in Saint Genis des Fontaines This 130 sqm detached villa, built on a flat and fenced 1157 sqm land, is located in a quiet area, just 800 meters from all the shops of Saint Genis des Fontaines ! Ground floor: spacious and bright 73 sqm living room with open-plan fitted kitchen, a bedroom/study, a separate toilet, a bedroom with its en-suite shower room, a storeroom and a tiled garage of 10.5 sqm (not taken into account in the living space) which could be extended by opening the storeroom. Upstairs, a further bedroom with its en-suite bathroom and a separate WC with window. The garden features an 8x4-meter swimming pool (concrete and tiled) heated by a heat pump, with solar-heated shower and safety fences, and a well connected to an automatic watering system. Two garden sheds and a barbecue complete the benefits of this comfortable villa in excellent condition, in a quiet location, close to all the shops of Saint Genis des Fontaines ! Contact Laroca Immobilier, your estate agent in Laroque des Alberes.

### Legal information

525 000 €

Fees paid by the owner, no current procedure, information on the risks to which



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

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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