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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

**499 000 €**

**Villa for sale**

**6 rooms**

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

**Living room size : 48 m<sup>2</sup>**

**Land size : 1108 m<sup>2</sup>**

**Year of construction : 1981**

**Aspect : Sud**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Roof : tiles**

**Features :**

terrace, pool, Bedroom on ground floor,  
double glazing, Quiet

3 bedrooms

2 terraces

2 showers

2 WC

2 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

26/10/2024 - Prix T.T.C



## Villa 3987 Sorede

Villa for sale in Sorede This very pleasant, tastefully renovated 130 sqm detached villa is located in a very quiet area, just 900 meters from all the shops and restaurants of Sorede! Built on a 1108 sqm wooded, flat and fenced land with swimming pool and pergola, it consists of: On the ground floor, an entrance hall, a bedroom with French doors onto a covered terrace, a bathroom with WC, two garages and a 24 sqm room (currently not taken into account in the living space) with sink, WC and French doors onto the garden, which can easily be converted into a gîte or additional living space! Upstairs, a large and bright 48 sqm living room with open fitted kitchen, a covered terrace with view over Les Alberes mountains, a wc with window, a further bathroom as well as two bedrooms, one of which has a cupboard and access to the terrace. The very pleasant garden has a 7x3.5 meter swimming pool with pool house as well as a garden shed. A superb villa in excellent condition, with spacious rooms, located in a quiet area, walking distance to the shops of Sorede ! Contact Laroca Immobilier, your estate agent in Laroque des Alberes.

### Legal information



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