

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

679 000 €

**Villa for sale**

**6 rooms**

**Surface : 208 m<sup>2</sup>**

**Living room size : 42 m<sup>2</sup>**

**Land size : 2679 m<sup>2</sup>**

**Year of construction : 1983**

**Aspect : Sud**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, pool possibility, wood stove,  
Bedroom on ground floor, double glazing,  
Reversible air conditioning, summer  
kitchen, well

4 bedrooms

3 terraces

4 showers

3 WC

2 garage

4 parkings

1 cellar

**Energy class (dpe) : B**

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

Document non contractuel

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



## Villa 4012 Laroque-des-Alberes

Villa for sale in Laroque des Alberes Located only 1.5 km from all the shops of Laroque des Alberes, not part of an allotment, superb 210 sqm traditional detached house, built on a 2679 sqm flat and fenced land with pool possibility and view over the Alberes mountains ! Recently renovated with taste, this property is composed of a bright living room with wood stove and glass sliding doors onto a south-facing terrace, a spacious fitted kitchen, two bedrooms en suite on the ground floor, one of which is a large primary bedroom suite with spacious dressing room, a study and a further shower room with toilet. Upstairs, converted attic space with two further bedrooms and a further shower room. Garage converted into a cellar and two storage rooms. Large car port and cave. Outstanding benefits, view and large flat land ! Rare in Laroque des Alberes ! Contact Laroca Immobilier, your Real Estate Agent in Laroque des Alberes

### Legal information

679 000 €

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

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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