1 rue Saint Pierre 66650 Banyuls sur Mer

## Laroca Immobilier

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## 420 000 €

Village house for sale

5 rooms

Surface: 177 m<sup>2</sup>

Living room size: 31 m<sup>2</sup> Land size: 728 m<sup>2</sup> Aspect: Sud nord View: Montagne Hot water: Gaz

Inner condition: to modernize External condition: good

Roof: tiles

Features:

terrace, fireplace, Quiet, pool possibility,

w ell

4 hedrooms

2 terraces

2 bathrooms

3 WC

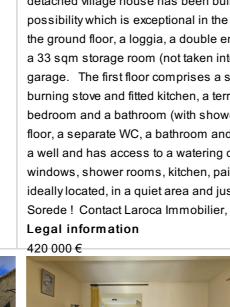
1 garage

1 cellar

Energy class (dpe): F

Emission of greenhouse gases (ges): F

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## Village house 4036 Sorede

Village house for sale in Sorede Located in a very quiet area, in the centre of Sorede, just a step to all shops and restaurants, this 177 sqm semidetached village house has been built on a 728 sqm flat and fenced land with pool possibility which is exceptional in the old centre! This property is composed of: On the ground floor, a loggia, a double entrance hall, a WC with window, a utility room, a 33 sqm storage room (not taken into account in the living space) and a 25 sqm garage. The first floor comprises a sitting room, a large dining room with woodburning stove and fitted kitchen, a terrace with veranda overlooking the garden, a bedroom and a bathroom (with shower, bath tub and WC). On the second and top floor, a separate WC, a bathroom and three bedrooms. The garden has fruit trees, a well and has access to a watering canal. Works to consider (heating system, windows, shower rooms, kitchen, paintwork). Spacious house with character, ideally located, in a quiet area and just a step to all shops and restaurants of Sorede! Contact Laroca Immobilier, your Estate Agent in Laroque des Alberes.





