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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

526 000 €

**Villa for sale**

**6 rooms**

**Surface : 147 m<sup>2</sup>**

**Living room size : 50 m<sup>2</sup>**

**Land size : 4676 m<sup>2</sup>**

**Year of construction : 1976**

**Aspect : Sud ouest**

**View : Plaine et mer**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : to refresh**

**Roof : tiles**

**Features :**

terrace, pool, fireplace, Bedroom on ground floor, Quiet

5 bedrooms

2 terraces

3 bathrooms

5 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : F**

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

Document non contractuel

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



## Villa 4010 Montesquieu-des-Alberes

Villa for sale in Montesquieu des Albères! Built on vast and fenced land, mostly flat of 4676 sqm, this detached architect-designed villa with 147 sqm of living space is located in Montesquieu des Albères in a very quiet area with views over the plain, the sea and the Albères mountains! This unusual property combines the charm of stone with 70s design, and comprises a main living area and 4 separate bedrooms, each opening on a sunny patio with views of the Albères mountains. The ground floor comprises a 50 sqm double living room with kitchen, dining area and cosy sitting area with views, as well as a second adjoining sitting room and laundry area. The stone walls and thick solid wood doors add both character and warmth, while the aluminium strip windows and architectural features create a unique and striking contrast! Upstairs (accessible from the living room) is a master suite comprising a 21.5 sqm bedroom with a dressing area and a bathroom with a WC. From the kitchen area on the garden level, a French window on the covered terrace overlooking the patio, from which there are 4 independent bedrooms on the same level with cupboards, two of which have separate WC and washbasins, and one with a private shower room. A separate WC and another shower room are



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

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