

1 rue Saint Pierre
66650 Banyuls sur Mer

+33 (0)4 68 98 64 36

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

Price on request

Duplex for sale

5 rooms

Surface : 127 m²

Year of construction : 1930

Aspect : Est ouest

View : Mer

Hot water : Individuelle électrique

Inner condition : excellent

Standing : luxury

Building condition : Ravalement fait

Features :

double glazing, air conditioning, residential

4 bedrooms

2 terraces

2 showers

2 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel
25/01/2026 - Prix T.T.C



Duplex 4157 Banyuls-sur-Mer

Banyuls sur mer: Located facing the sea! Full of charm and character, this beautiful duplex in excellent condition offers 127m² of living space (149m² floor area) with a private garden and terraces featuring a sea view: Entrance, lovely living room with an open fireplace opening onto a sea view terrace, landing, equipped kitchen opening onto a terrace and pleasant landscaped garden, 1 bedroom with sea view terrace, shower room, and separate WC. Upper floor: landing, 3 bedrooms (with storage), bathroom with WC. Large cellar of 17m². Reversible air conditioning. In excellent condition, no work needed. A unique property! For more information, contact Laroca Immobilier Banyuls sur mer: 04 68 98 64 36

Legal information

745 000 €

Fees paid by the owner, well condominium (2 lots in the condominium), annual current expenses 150 € (13 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

T. +33 (0)4 68 39 20 94 - info@laroca-immobilier.com - www.laroca-immobilier.com

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