

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

**247 000 €**

**Village house for sale**

**4 rooms**

**Surface : 154 m²**

**Living room size : 26 m²**

**Aspect : Sud nord**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, double glazing, Quiet

2 bedrooms

1 terrace

3 bathrooms

3 WC

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

30/04/2025 - Prix T.T.C



## Village house 3773 Saint-Genis-des-Fontaines

Village house for sale in Saint Genis des Fontaines. Located in a very quiet area, just a few steps from all the shops, bars and restaurants of Saint Genis des Fontaines, superb village house in excellent condition, tastefully renovated with quality materials. The main level, accessible via a very pleasant 15 sqm south facing terrace with electric awning, has a spacious 26 sqm kitchen and dining room, a bathroom with WC and a 26 sqm living room with two French doors opening onto two balconies. The lower level, leading onto a street, has a 21 sqm storage room and a 32 sqm space with sink and shower room with WC that can be used as a guest bedroom, a studio flat, a BnB or a commercial premise ! Upstairs, a mezzanine hallway that can be converted into an additional bedroom, a study, a shower room with WC and the 27 sqm master bedroom with view over the Alberes mountains ! Parking space in shared courtyard. No garden but a large terrace ! Quietness, character, space and proximity to all the shops for this house in Saint Genis des Fontaines ! Rare in Saint Genis des Fontaines ! Contact Laroca Immobilier, your Real Estate Agent in Laroque des Alberes.

### Legal information



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