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# Laroca Immobilier

Place de la Mairie  
66740 Laroque des Albères

+33 (0)4 68 39 20 94

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293 000 €

**Villa for sale**

**3 rooms**

**Surface : 82 m<sup>2</sup>**

**Living room size : 24 m<sup>2</sup>**

**Land size : 372 m<sup>2</sup>**

**Year of construction : 1984**

**Aspect : Sud ouest**

**Hot water : Electrique**

**Inner condition : renovated**

**External condition : exceptional**

**Roof : tiles**

**Features :**

terrace, fireplace, Bedroom on ground floor, double glazing, Reversible air conditioning, Quiet, pool possibility

2 bedrooms

2 terraces

1 shower

1 WC

1 garage

4 parkings

**Energy class (dpe) : D**

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

Document non contractuel

30/04/2024 - Prix T.T.C



## Villa 3929 Saint-Genis-des-Fontaines

Villa for sale in Saint Genis des Fontaines Rare ! Very quiet location, walking distance to all the shops of Saint Genis des Fontaines for this villa in perfect condition ! This very pleasant 82 sqm house entirely on one level, built on a flat, fenced, easy to maintain plot of land of 372 sqm, has a bright living room with fireplace (insert), a separate kitchen, two bedrooms, one of which has French doors onto the garden, a shower room, a separate toilet, as well as a heated veranda! In ceiling reversible air conditioning in all rooms, jacuzzi on unobstructed terrace! A 16 sqm garage completes the benefits of this comfortable villa for sale in Saint Genis des Fontaines. Contact Laroca Immobilier, your real estate agency in Laroque des Alberes.

### Informations légales

293 000 €

Honoraires à la charge du vendeur, aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)



Laroca Immobilier - 65 chemin de la parouquine 06600 Antibes

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Carte professionnelle CPI 0605 2015 000 000 963, CCI Nice côte d'Azur - Siren 789 607 272 RCS Antibes

Code NAF 6831Z - RC Pro: APRIL Entreprise Est, sous le contrat n°2008IM00182, pour un montant de 300 000 €

Document non contractuel