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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

389 000 €

**Villa for sale**

**3 rooms**

**Surface : 100 m<sup>2</sup>**

**Living room size : 38 m<sup>2</sup>**

**Land size : 600 m<sup>2</sup>**

**Year of construction : 1990**

**Aspect : Est**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Roof : tiles**

**Features :**

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

2 bedrooms

1 terrace

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

02/05/2024 - Prix T.T.C



## Villa 3931 Sorede

Villa for sale in Sorede This 100 sqm detached villa, located just 800 meters from all the shops of Sorede and just 1.5 km from all the shops of Laroque des Alberes, has been built on a flat and fenced 600 sqm land, with pool possibility ! It is composed of, on the ground floor, a partly covered terrace, a sitting room opening onto the dining room with fireplace (insert) and an open plan fitted kitchen, a 6 sqm veranda (not taken into account in the living space), a shower room with walk-in shower, a separate toilet and a bedroom. Upstairs, in the tower of this traditional villa, a bedroom area and a study with balcony. Reversible air-conditioning in the dining room and the study upstairs. A 21 sqm garage with shower, WC and mezzanine, which can be converted into a 3rd bedroom or a self contained accomodation completes the benefits of this comfortable villa, ideally located to take advantage of the shops of Sorede and Laroque des Alberes ! Contact Laroca Immobilier, your real estate agent in Laroque des Alberes.

### Legal information

389 000 €

Fees paid by the owner, no current procedure, information on the risks to which



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