

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

760 000 €

**Villa for sale**

**6 rooms**

**Surface : 200 m<sup>2</sup>**

**Living room size : 46 m<sup>2</sup>**

**Land size : 7547 m<sup>2</sup>**

**Year of construction : 1970**

**Aspect : Est**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : renovated**

**Roof : tiles**

**Features :**

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

3 bedrooms

1 terrace

4 bathrooms

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

03/05/2024 - Prix T.T.C



Villa 3835 Ceret

Exclusively, we propose an exceptional villa in a quiet area in the heights of Céret. On a plot of over 7000m<sup>2</sup> with a swimming pool overlooking the valley and a magnificent panoramic view, come and discover this house of 200 m<sup>2</sup> fully renovated by an architect and with high-end materials. 10 minutes from downtown Céret, this bright house is entirely on one level, with large bay windows offering a magnificent view of the mountains without any opposite. This villa consists of a large living room of 32m<sup>2</sup> with a loggia of 15m<sup>2</sup>, and a dining room of 26m<sup>2</sup>. These two spaces are separated by a central insert. The 30m<sup>2</sup> kitchen is fully equipped, with a large custom-made central island. This house has 3 bedrooms: 1 large master suite and 2 bedrooms also having their own bathroom. In addition, this high-end property also offers a laundry room, a guest bathroom and a garage. The landscaped garden has automatic watering. A rare beautiful house in the heights of Céret.

#### Legal information

760 000 €

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



Laroca Immobilier - 65 chemin de la parouquine 06600 Antibes

Tél: 33 (0)4 68 39 20 94 - info@laroca-immobilier.com

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 €

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