

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

563 000 €

**Villa for sale**

**4 rooms**

**Surface : 171 m<sup>2</sup>**

**Living room size : 61 m<sup>2</sup>**

**Land size : 2726 m<sup>2</sup>**

**Year of construction : 1990**

**Aspect : Sud est**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Roof : tiles**

**Features :**

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

3 bedrooms

3 terraces

3 bathrooms

3 WC

2 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

08/12/2024 - Prix T.T.C



Villa 3870 Laroque-des-Alberes

Villa for sale in Laroque des Alberes Exceptional location ! Walking distance to all the shops of Laroque des Alberes , on a splendid plot of over 2700 sqm, mostly wooded so with no maintenance, planted of Mediterranean species requiring little watering, with a fantastic south facing view over Les Alberes mountains, with a perfect privacy, this Architect's villa has 171 sqm of living space. It consists of a spacious 60 sqm living room, a semi-open kitchen, two bedrooms and two bathrooms on ground floor. Upstairs, a mezzanine space and its terrace with panoramic view, shower room and WC can be partitioned in order to create an additional en-suite bedroom. Large 60 sqm garage in the half in ground basement as well as a further adjoining garage. The garden has a swimming pool as well as sun catching and shaded terraces; ideal to take full advantage of the quality of life in Laroque des Alberes . An exceptional location, both intimate and close to all amenities, which is exceptional in Les Alberes ! Contact Laroca Immobilier , your real estate agent in Laroque des Alberes .

#### Legal information

563 000 €



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