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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

472 000 €

**Villa for sale**

**4 rooms**

**Surface : 118 m<sup>2</sup>**

**Living room size : 45 m<sup>2</sup>**

**Land size : 930 m<sup>2</sup>**

**Year of construction : 1993**

**Aspect : Sud**

**View : Montagne**

**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

3 bedrooms

1 terrace

2 bathrooms

2 WC

3 parkings

**Energy class (dpe) : C**

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

Document non contractuel

09/02/2025 - Prix T.T.C



## Villa 3979 Laroque-des-Alberes

Detached single-storey villa for sale in Laroque des Alberes ! Rare! Located in a very quiet area, walking distance to all the shops and restaurants of Laroque des Alberes , this very pleasant single-storey villa was built on a 930 sqm flat and fenced land with pool possibility. It comprises a 45 sqm bright living room with fireplace and open fitted kitchen, 3 bedrooms, one with an en-suite shower room and WC, a further shower room, a separate WC and a laundry room. A covered terrace with barbecue, adjoining the living room, is the perfect place to enjoy the outdoors all year round! The garden has a storage shed and a carport. The spacious en-suite bedroom can easily be converted into a self-contained studio flat ! A comfortable and ideally located detached villa on one level. Very rare in Laroque des Alberes ! Contact Laroca Immobilier , your Estate Agent in Laroque des Alberes .

### Legal information

472 000 €

Fees paid by the owner, no current procedure, 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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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