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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

## Price on request

### Villa for sale

4 rooms

Surface : 122 m²

Living room size : 53 m²

Land size : 1041 m²

Year of construction : 1992

Aspect : Sud

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, Quiet

3 bedrooms

1 terrace

1 bathroom

2 WC

1 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

16/07/2025 - Prix T.T.C



## Villa 4075 Laroque-des-Alberes

Villa for sale in Laroque des Alberes Located in a quiet area and just 600 meters from the shops in Laroque des Alberes, this 122 sqm detached villa has been built on flat and fenced land of 1041 sqm. This property comprises, on the ground floor, a large and bright 53 sqm living room with fireplace (wood burner) and open-plan fitted kitchen, a bathroom with walk-in shower, separate WC with washbasin and window, a study, bedroom with cupboard and French door. Upstairs, a separate WC and two bedrooms, one with cupboard. A 7x3.5 meter pool and a 20.5 sqm garage (not taken into account in the living space) with an adjoining 10 sqm utility room (not taken into account in the living space) complete the benefits of this comfortable detached villa. A property in good condition, ideally located in a quiet area and close to shops ! Rare in Laroque des Alberes ! Contact Laroca Immobilier, your Estate Agent in Laroque des Alberes.

### Legal information

449 000 €

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