

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

## Price on request

### Villa for sale

4 rooms

Surface : 135 m<sup>2</sup>

Living room size : 37 m<sup>2</sup>

Land size : 1081 m<sup>2</sup>

Year of construction : 1993

Aspect : Plein sud

View : Montagne

Hot water : Electrique

Inner condition : to modernize

External condition : good

Roof : tiles

### Features :

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

3 bedrooms

2 terraces

2 bathrooms

3 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

13/02/2026 - Prix T.T.C



## Villa 4163 Laroque-des-Alberes

Detached villa for sale in Laroque des Alberes! Located in a very peaceful setting, just 1.2 km from all the shops of Laroque des Alberes, this 135 sqm comfortable detached villa was built in 1993 on a flat, fenced, and wooded land of 1081 sqm with a well, an 8 x 3.5 meter swimming pool facing due south, terraces, and breathtaking views over Les Alberes mountains ! On the ground floor, it features an entrance hall, a living room of around 37.5 m<sup>2</sup> with a fireplace (insert) and double-height ceilings, a glazed room adjoining the living room to enjoy the views all year round, a fitted open-plan kitchen with a glass door opening onto the south-facing terrace, a pantry, a tiled garage of approximately 14.6 sqm (not included in the living area) with an automatic door, a separate WC with hand basin and window, two bedrooms with closets and a shower room with WC. Upstairs: a mezzanine overlooking the living room, a shower room with WC, a study, and a third bedroom with closet. Modernisation to consider: wallpaper, painting. A superb detached villa in an outstanding location, close to the shops of Laroque des Alberes, boasting a superb garden and covered terrace to enjoy the sunshine and views all year round! Contact Laroca Immobilier, your Estate Agent in Laroque des Alberes.



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