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# Laroca Immobilier

Place de la Mairie  
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[www.laroca-immobilier.com](http://www.laroca-immobilier.com) - eMail : [info@laroca-immobilier.com](mailto: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

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pour un montant de 305 000 € - Document non contractuel - Barème des prix disponible sur notre site internet