

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

**379 000 €**

**Villa for sale**

**5 rooms**

**Surface : 154 m<sup>2</sup>**

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

**Land size : 1300 m<sup>2</sup>**

**Year of construction : 1987**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, pool, fireplace, double glazing,  
Quiet, summer kitchen, office

3 bedrooms

4 terraces

2 bathrooms

2 WC

2 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

08/05/2021 - Prix T.T.C



## Villa 3558 Le Boulou

Property for sale in Les Alberes, on the tops of Le Boulou Located in the absolute quietness, with a breathtaking panoramic view over the plain, the mountains and Mont Canigou, very pleasant 154 sqm detached villa on two levels, built on a 1300 sqm land on a slope ! This property has a main level on the first floor in order to optimise its amazing views ! This main level is composed of a bright and spacious 45 sqm living room opened onto a covered terrace with summer kitchen, a separate fitted kitchen, the Master bedroom and a study. The lower level (garden level), has two further bedrooms as well as a very spacious 55 sqm double garage ! Outstanding pool area with a 7 x 4 meters swimming pool and an unobstructed view over the Canigou ! Great benefits for this property with a perfect privacy and amazing views, in the absolute quietness and in perfect conditions ! Rare in Les Alberes ! Contact Laroca Immobilier, your Real Estate Agent in Laroque des Alberes

**Fees and charges :**

**379 000 € fees included**

