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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

**199 000 €**

**House for sale**

**4 rooms**

**Surface : 102 m²**

**Living room size : 50 m²**

**Year of construction : 1977**

**Aspect : Sud est**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Roof : tiles**

**Features :**

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

**3 bedrooms**

**1 terrace**

**1 shower**

**1 WC**

**1 garage**

**Energy class (dpe) : D**

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

Document non contractuel

30/04/2025 - Prix T.T.C



## House 3772 Montesquieu-des-Alberes

House for sale in Montesquieu des Alberes. Located in a very quiet area, in the heart of Montesquieu des Alberes, detached house with breathtaking view and direct access from the street with no steps ! This superb 3 bedrooms property of about 98 sqm of living space is composed of a large and bright 50 sqm living room with closed fireplace, a fitted and equipped open-plan kitchen and a large balcony with a superb view over the plain and the Alberes mountains, a separate WC with washbasin and window, three bedrooms, one with French doors onto the balcony. A 17.5 sqm garage completes the benefits of this comfortable, recently renovated property. Just one neighbour on the lower level. No shared area. No fees ! Quietness, view and comfort! Contact Laroca Immobilier, your Real Estate Agent in Laroque des Alberes.

### Legal information

199 000 €

Fees paid by the owner, well condominium(2 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://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