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Laroca Immobilier

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459 000 €

Villa for sale

5 rooms

Surface : 135 m²

Living room size : 34 m²

Land size : 1500 m²

Year of construction : 1980

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, well

3 bedrooms

2 terraces

2 showers

2 WC

1 garage

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

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



Villa 4007 Montesquieu-des-Alberes

Villa for sale in Montesquieu des Alberes Comfortable detached villa with 135 sqm of living space built in the heart of a superb 1500 sqm flat and fenced garden in Montesquieu des Alberes but just a 5 minutes drive to all the shops of Saint Geins des Fontaines ! It consists of: On the ground floor, a bright 34 sqm living room with a wood stove and view over the Alberes as well as French doors leading to a very pleasant covered terrace overlooking the garden, a fitted kitchen, a veranda, a large laundry room, a bathroom with walk-in shower, two bedrooms, one of which has an adjoining study/dressing room as well as a cupboard and French doors opening onto the covered terrace. Upstairs: a 3rd bedroom with cupboard and terrace with panoramic views over the Alberes and Canigou, as well as a second bathroom with WC. Large 33 sqm garage with automatic door and storage mezzanine, carport. This villa has double glazing and photovoltaic panels! The exteriors include a 8x4m swimming pool with a low sliding shelter, a well, a garden shed and a beautiful fish pond. A villa in very good condition, comfortable and sunny 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