

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

315 000 €

**Villa for sale**

**4 rooms**

**Surface : 110 m<sup>2</sup>**

**Living room size : 42 m<sup>2</sup>**

**Land size : 544 m<sup>2</sup>**

**Year of construction : 1980**

**Aspect : Sud ouest**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, fireplace, Bedroom on ground floor, double glazing, pool possibility, well

3 bedrooms

1 terrace

2 bathrooms

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

18/03/2025 - Prix T.T.C



## Villa 3862 Saint-Genis-des-Fontaines

Villa for sale in Saint Genis des Fontaines Located in the heart of the village, just 500 meters to all the shops and restaurants of Saint Genis des Fontaines , this semi detached traditional villa has a spacious living room and a bedroom en-suite on the ground floor. With a living space of 110 sqm on a 544 sqm flat and fenced land with pool possibility, this villa has 3 large bedrooms, including an en suite on the ground floor and two further bedrooms upstairs, a further bathroom upstairs, a separate toilet on the ground floor, a large veranda (not taken into account in the living space) and a large 28 sqm garage ! Cosmetic works to consider (paintings, bathrooms, kitchen). Possibility to remove partitions in order to create an open plan kitchen ! Great location for this villa in Saint Genis des Fontaines. Contact Laroca Immobilier, your real estate agent in Laroque des Alberes.

### Legal information

315 000 €

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



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