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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

**330 000 €**

**Villa for sale**

**4 rooms**

**Surface : 112 m²**

**Living room size : 35 m²**

**Land size : 240 m²**

**Year of construction : 2022**

**Aspect : Plein sud**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, Bedroom on ground floor, double glazing, Reversible air conditioning, Quiet, Low energy standards RT2012

3 bedrooms

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : A**

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

Document non contractuel

22/06/2025 - Prix T.T.C



## Villa 3985 Saint-Genis-des-Fontaines

Detached villa for sale in Saint Genis des Fontaines Located in a very quiet area, this new villa (under 10 years warranty!) was built in 2022 on a flat and fenced easy-to-maintain plot of 240 sqm. The house is built on two of the land's boundaries (including the street side), but not adjoining, which makes it possible to optimize the outdoor space! With approximately 112 sqm of living space spread over two levels, this very pleasant villa is composed, on the ground floor, of an entrance hall, a bright living room with open fitted kitchen, a bedroom with en-suite shower room and bay window onto the terrace and garden, a separate toilet, a storeroom and a garage. Upstairs, two further bedrooms, a second shower room and a second toilet. This very comfortable villa has reversible in ceiling air conditioning on both levels and is located just 850 meters from all the shops and restaurants of Saint Genis des Fontaines ! Garage + parking in front of the garage + parking nearby! A new, comfortable and ideally located house ! Rare in Saint Genis des Fontaines ! Contact Laroca Immobilier, your Estate Agent in Laroque des Alberes

### Legal information



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