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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

**780 000 €**

**Villa for sale**

**5 rooms**

**Surface : 170 m²**

**Living room size : 56 m²**

**Land size : 4523 m²**

**Year of construction : 1978**

**Aspect : Sud est Nord ouest**

**View : Plaine Albères Canigou**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, pool, fireplace, Bedroom on  
ground floor, Quiet, well

3 bedrooms

1 terrace

3 bathrooms

3 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

18/05/2025 - Prix T.T.C



## Villa 4065 Sorede

Villa for sale in Sorède Exceptional setting! In absolute calm, with a breathtaking panoramic view of the plain, the Albères and the Canigou, only 1 km from all the shops of Sorède, this splendid detached villa entirely on one level, of approximately 170 m² of living space, was built on a vast flat plot of approximately 4523 m² with swimming pool, not overlooked and benefiting from optimal sunshine all year round! This villa has an entrance hall, a separate WC with washbasin and window, a superb cathedral living room of approximately 56 m² with central fireplace and panoramic view, to the west of the living room a separate kitchen with French window onto the pool area, a laundry room, a master suite with bathroom and separate WC. To the east of the living room, an office with panoramic view, another separate WC, two bedrooms with cupboards, one with en-suite shower room, an additional bathroom and a veranda of approximately 15 m² (not included in the living area) with barbecue and bay windows towards the pool area. A large double garage of approximately 45 m² with storeroom and wine cellar as well as two wells complete the beautiful spaces of this architect-designed villa in an exceptional location! Single-story villa to modernize, with breathtaking



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