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# Laroca Immobilier

Place de la Mairie  
66740 Laroque des Albères

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334 000 €

**Villa for sale**

**4 rooms**

**Surface : 105 m<sup>2</sup>**

**Living room size : 41 m<sup>2</sup>**

**Land size : 435 m<sup>2</sup>**

**Year of construction : 1996**

**Aspect : Sud est**

**Hot water : Gaz**

**Inner condition : to modernize**

**Roof : tiles**

**Features :**

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

3 bedrooms

1 terrace

1 shower

1 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel  
29/04/2024 - Prix T.T.C



## Villa 3873 Villelongue-dels-Monts

Villa for sale in Villelongue dels Monts Located in a very quiet area, on a 435 sqm flat and fenced easy-to-maintain land, close to the shops of Villelongue dels Monts, this detached villa has three bedrooms on the ground floor ! With a living space of 105 sqm, this property has a very pleasant 40 sqm living room with open kitchen and double height ceilings thanks to the mezzanine which can constitute a study area or a 4th bedroom. This mezzanine is the only room upstairs, the rest of the house being entirely on one level ! A covered terrace with barbecue allows outdoor lunches even on hot summer days! A 15 sqm garage completes the benefits of this villa with double glazing and aluminium shutters. Contact Laroca Immobilier, your real estate agent in Laroque des Alberes.

### Informations légales

334 000 €

Honoraires à la charge du vendeur, aucune procédure en cours, 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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Carte professionnelle CPI 0605 2015 000 000 963, CCI Nice côte d'Azur - Siren 789 607 272 RCS Antibes

Code NAF 6831Z - RC Pro: APRIL Entreprise Est, sous le contrat n°2008IM00182, pour un montant de 300 000 €

Document non contractuel