

1 rue Saint Pierre  
66650 Banyuls sur Mer

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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

**148 500 €**

**Village house for sale**

**6 rooms**

**Surface : 130 m<sup>2</sup>**

**Living room size : 21 m<sup>2</sup>**

**View : Citadine**

**Hot water : Fuel**

**Inner condition : to renovate**

**External condition : good**

**Roof : tiles**

**Features :**

double glazing

4 bedrooms

1 shower

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel  
03/07/2025 - Prix T.T.C



## Village house 3729 Banyuls-dels-Aspres

In the heart of the village of Banyuls dels Aspres, as a sole agent we offer this very pleasant 130 sqm village house with great space. Ideally located in Banyuls dels aspres, in a quiet alley, this house is composed, on the ground floor, of a living room, a laundry room and a dining room with open plan kitchen. The partitions are removable to imagine a fantastic 40 sqm living room. 4 spacious bedrooms are distributed on the 1st and 2nd floor, two of which are over 22 sqm with balconies. A 21 sqm cellar completes the benefits of this property. The whole house is equipped with double glazing and electric shutters. The house is in good general condition and has lots of character (fireplace, timber floors, cement tiles). Renovations are expected to bring it up to date. Rare in Bannyuls dels Aspres.

### Legal information

148 500 €

Fees paid by the owner, no current procedure, 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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pour un montant de 305 000 € - Document non contractuel - Barème des prix disponible sur notre site internet