

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

799 000 €

**Villa for sale**

**6 rooms**

**Surface : 208 m<sup>2</sup>**

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

**Land size : 4863 m<sup>2</sup>**

**Year of construction : 1983**

**Aspect : Sud**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, pool possibility, wood stove,  
Bedroom on ground floor, double glazing,  
Reversible air conditioning, summer  
kitchen, well

4 bedrooms

3 terraces

4 showers

3 WC

2 garage

4 parkings

1 cellar

**Energy class (dpe) : B**

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

Document non contractuel

12/07/2024 - Prix T.T.C



## Villa 3861 Laroque-des-Alberes

Villa for sale in Laroque des Alberes RARE ! Located only 1.5 km from all the shops of Laroque des Alberes, not part of an allotment, superb 210 sqm traditional detached house, built on a 4823 sqm flat and fenced land (partly wooded in a natural zone) with pool possibility and view over the Alberes mountains ! Recently renovated with taste, this property is composed of a large living room with wood burning stove and glass sliding doors onto a south facing terrace, a spacious fitted kitchen, two bedrooms en suite on the ground floor, one of which is a large primary bedroom with dressing room, a study and a further shower room with toilet. Upstairs, converted attic space with two bedrooms and a further shower room. Garage converted into a cellar and two storage rooms. Large car port and cave. Outstanding benefits, view and large flat land ! Rare in Laroque des Alberes ! Contact Laroca Immobilier, your Real Estate Agent in Laroque des Alberes

### Legal information

799 000 €

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

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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