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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

**368 000 €**

**Villa for sale**

**6 rooms**

**Surface : 142 m²**

**Living room size : 56 m²**

**Land size : 757 m²**

**Aspect : Est ouest**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, fireplace, double glazing, Quiet

4 bedrooms

2 terraces

2 bathrooms

2 WC

1 garage

1 parking

1 cellar

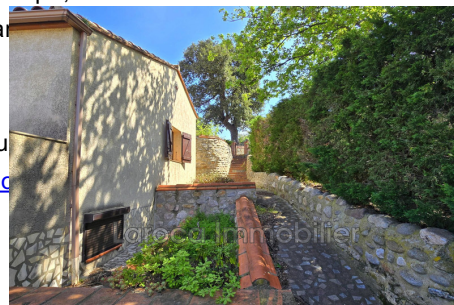
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30/04/2025 - Prix T.T.C



## Villa 4045 Laroque-des-Alberes

House for sale in Laroque des Alberes . Exceptional location for this detached villa with panoramic view over the Alberes mountains, mount Canigou and Laroque des Alberes' tower, in a very quiet area and just 350 meters from all the shops of the village ! Built on a 757 sqm low maintenance land mostly made of terraces, this 142 sqm house has a main living area located on the upper part of the property, accessible from the garden or from an outside stairway, in order to make the most of views and sun ! This space includes a large and bright 56 sqm living room with open kitchen and fireplace (insert) as well as bay windows opening onto two spacious terraces with breathtaking view, three bedrooms, a bathroom and a separate WC. The lower level, connected via an internal staircase or directly accessible from the lower part of the garden, includes a 33 sqm self contained apartment composed of a living room with kitchen, a bedroom and a bathroom with WC. Ideal for guests or for a rental / gite activity. This lower level also comprises a large 62 sqm tiled garage, a laundry room and a cellar ! Cosmetic works to consider. Exceptional location, breathtaking view and great space for this villa in Laroque des Alberes just a step to shops, bars and restaurants ! Contact



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