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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

315 000 €

**Villa for sale**

**5 rooms**

**Surface : 109 m<sup>2</sup>**

**Living room size : 32 m<sup>2</sup>**

**Land size : 306 m<sup>2</sup>**

**Year of construction : 1986**

**Aspect : Sud est**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, pool, fireplace, Bedroom on ground floor, Reversible air conditioning, Quiet

4 bedrooms

2 terraces

1 shower

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

29/04/2024 - Prix T.T.C



## Villa 3923 Laroque-des-Alberes

Villa for sale in Laroque des Alberes. In a very quiet location, close to all the shops of Laroque des Alberes, this semi-detached villa has been built on a 306 sqm flat land with pool ! The ground floor consists of a 10 sqm veranda (not taken into account in the living space), a living room with fireplace, a separate kitchen (separated by a partition), a shower room, a separate toilet with washbasin, and two bedrooms one of which has French doors to the garden. Upstairs, two further bedrooms (one with French balcony) and a separate toilet. Separate 20 sqm tiled garage (not taken into account in the living space) with automatic door and storage mezzanine. The landscaped garden features a 7 x 3 m swimming pool with rolling cover and solar heated shower, a pool house with barbecue and terraces in order to enjoy the outside space all year round ! Quietness, comfort and walking distance to all the shops for this villa in Laroque des Alberes ! Contact Laroca Immobilier, your Estate Agent in Laroque des Alberes.

### Informations légales

315 000 €

Honoraires à la charge du vendeur, aucune procédure en cours, information on the



Laroca Immobilier - 65 chemin de la parouquine 06600 Antibes

Tél: 33 (0)4 68 39 20 94 - info@laroca-immobilier.com

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 €

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