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Laroca Immobilier

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66740 Laroque des Albères

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www.laroca-immobilier.com - eMail : info@laroca-immobilier.com

364 000 €

House for sale

8 rooms

Surface : 172 m²

Living room size : 36 m²

Land size : 3050 m²

Year of construction : 1977

Aspect : Sud nord

View : Montagne

Hot water : Electrique

Inner condition : good

External condition : good

Roof : tiles

Features :

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

4 bedrooms

2 terraces

1 bathroom

2 showers

2 WC

1 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

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



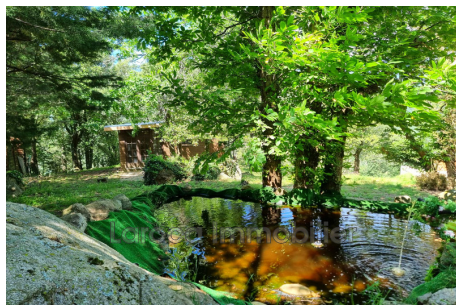
House 3958 Maureillas-las-Illas

In an exceptional setting in Las Illas, quiet without being isolated, 170m² house with several independent accommodations. 20 minutes from the center of Maureillas-las-Illas and 15 minutes from Jonquère, this property has many advantages, Ideal for a quiet life with a rental project. On a plot of 3050m², this property is composed of: - A main house of 110m² - An independent studio of 30m² - A 2-room apartment of 32m² - Two sheds of 20m² and 15m² with water, electricity and connected to mains drainage The main house, built in 1977, is composed on the ground floor of a veranda and laundry room of approximately 25m², an entrance of approximately 6m², a large, very bright living room of approximately 36m², an open kitchen of approximately 15m² and a separate toilet. On the first floor you will find a bedroom of approximately 15.5m² with terrace, a second bedroom of approximately 14m² opening onto a loggia of approximately 14m² with a panoramic view of the mountain, a bathroom and a separate toilet. In the basement, a large garage of approximately 74m² accessible from the outside. The house is equipped with reversible air conditioning, a kettle insert to power the heaters, photovoltaic panels (6KW). The apartments are currently operated as seasonal rentals with a turnover of 20,000€ per year. Sheds can be used for storage or as a workshop. A large garden with many trees and a swimming pool for hikers. A rare property in Maureillas las Illas.

Legal info

364 000 €

Fees paid by the seller
this property is available on www.laroca-immobilier.com



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

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