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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

364 000 €

**House for sale**

**8 rooms**

**Surface : 172 m<sup>2</sup>**

**Living room size : 36 m<sup>2</sup>**

**Land size : 3050 m<sup>2</sup>**

**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

10/10/2024 - Prix T.T.C



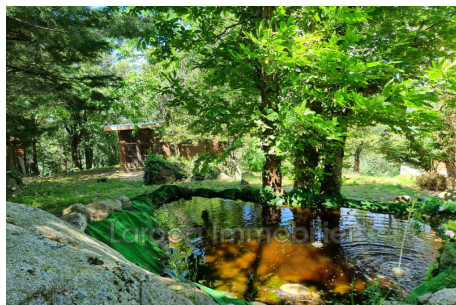
## House 3958 Maureillas-las-Illas

In an exceptional setting in Las Illas, quiet without being isolated, 170m<sup>2</sup> 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 3050m<sup>2</sup>, this property is composed of: - A main house of 110m<sup>2</sup> - An independent studio of 30m<sup>2</sup> - A 2-room apartment of 32m<sup>2</sup> - Two sheds of 20m<sup>2</sup> and 15m<sup>2</sup> 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 25m<sup>2</sup>, an entrance of approximately 6m<sup>2</sup>, a large, very bright living room of approximately 36m<sup>2</sup>, an open kitchen of approximately 15m<sup>2</sup> and a separate toilet. On the first floor you will find a bedroom of approximately 15.5m<sup>2</sup> with terrace, a second bedroom of approximately 14m<sup>2</sup> opening onto a loggia of approximately 14m<sup>2</sup> with a panoramic view of the mountain, a bathroom and a separate toilet. In the basement, a large garage of approximately 74m<sup>2</sup> 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 approximately 10000€ per year. Sheds can be used for storage or as a workshop. A rare property in Maureillas las Illas

**Legal info**

364 000 €

Fees paid by the seller. Current procedure available on [geo](#)



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

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