

1 rue Saint Pierre  
66650 Banyuls sur Mer

+33 (0)4 68 98 64 36

# 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

399 000 €

**House for sale**

**10 rooms**

**Surface : 195 m<sup>2</sup>**

**Living room size : 45 m<sup>2</sup>**

**Land size : 580 m<sup>2</sup>**

**Year of construction : 1886**

**Aspect : Sud**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, fireplace, Bedroom on ground floor, double glazing, Quiet, pool possibility, well

4 bedrooms

1 terrace

2 showers

3 WC

1 garage

2 parkings

**Energy class (dpe) : D**

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

Document non contractuel

28/04/2024 - Prix T.T.C



## House 3898 Montesquieu-des-Alberes

Stone house for sale in Montesquieu des Alberes ! Built on a 580 sqm flat and fenced land with pool possibility, this outstanding 195 sqm stone house is ideally located, in the town of Montesquieu des Alberes but only a 5 minutes drive to all the shops and restaurants of Saint Genis des Fontaines ! Fully renovated with taste and quality materials, it perfectly combines modern comfort and character. The ground floor consists of a bright 45 sqm living room with fitted kitchen, a study with French door opening onto the garden, a shaded patio leading to a sauna, a bathroom with walk-in shower and a separate accomodation. The first floor, accessible via an exterior staircase, includes a loggia, a second living room of 37 sqm with a high-end wood stove and kitchen area as well as a bedroom. On the second and top floor, two further bedrooms, a further study and a shower room with WC. The outbuilding consists of a laundry room, a workshop, a separate toilet with wash basin and a bedroom with direct access to the sauna. A 26 sqm garage with automatic door and cellar, a shed adjoining the house as well as the superb garden with well and pond complete the benefits of this unique property with character. Contact Laroca Immobilier, your Real Estate Agent in Laroque des



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 €

Document non contractuel