

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

365 000 €

House for sale

10 rooms

Surface : 195 m²

Living room size : 45 m²

Land size : 580 m²

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

30/04/2025 - 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

T. +33 (0)4 68 39 20 94 - info@laroca-immobilier.com - www.laroca-immobilier.com

Siren 789 607 272 RCS Antibes - Code NAF 6831Z - RC Pro : AXA France IARD sous le contrat n°11186534004, pour un montant de 305 000 € - Document non contractuel - Barème des prix disponible sur notre site internet