

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

312 000 €

**Villa for sale**

**6 rooms**

**Surface : 164 m<sup>2</sup>**

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

**Land size : 386 m<sup>2</sup>**

**Year of construction : 1975**

**Aspect : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Roof : tiles**

**Features :**

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

4 bedrooms

2 terraces

2 showers

2 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

27/06/2022 - Prix T.T.C



## Villa 3669 Saint-Genis-des-Fontaines

Villa for sale in Saint Genis des Fontaines Very quiet location, just 800 meters from all the shops, bars and restaurants of Saint Genis des Fontaines , on a 386 sqm flat and fenced land with pool possibility, this semi-detached villa has an ideal South-East facing sun catching aspect and a perfect privacy whether on the ground floor or upstairs! The house consists of, on the ground floor, a living room, a fitted kitchen, two bedrooms and a shower room with WC. Upstairs, a further living room, a second kitchen, two further bedrooms, a shower room and a separate toilet. Possibility to use these spaces as two self-contained apartments (holiday rentals, BnB or long term) or to convert the upstairs' living room into a large Master bedroom en-suite ! Quietness, privacy, comfort and proximity to all the shops for this villa in Saint Genis des Fontaines ! Contact Laroca Immobilier, your Real Estate Agent in Laroque des Alberes

Fees and charges :

312 000 € fees included

