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66650 Banyuls sur Mer

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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

**449 000 €**

**Villa for sale**

**5 rooms**

**Surface : 111 m²**

**Living room size : 48 m²**

**Land size : 696 m²**

**Year of construction : 2010**

**Aspect : Sud ouest**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Roof : tiles**

**Features :**

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

4 bedrooms

1 terrace

5 bathrooms

5 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

18/05/2024 - Prix T.T.C



**Villa 3844 Sorede**

Villa for sale in Sorede Located in a very quiet area, on the tops of the village, just 3 km from all the shops of Sorede, on an approx 700 sqm fenced land with parking and separate garage, this detached villa built in 2010 has 111 sqm of living space. It consists of a spacious and bright 48 sqm living room with open-plan kitchen and south-west facing bay windows opening onto the main terrace, two bedrooms and two shower rooms on the ground floor, two further bedrooms and a study upstairs. One of the two bedrooms on the ground floor has an en-suite bathroom, connections for a possible kitchenette and independent access to, if necessary, use this space as a gite or studio flat. The garden has a summer kitchen with barbecue, a swimming pool and a sun catching terrace ! Quietness, comfort and view over the nature ! Contact Laroca Immobilier, your estate agent in Laroque des Alberes.

#### **Legal information**

449 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)



Laroca Immobilier - 65 chemin de la parouquine 06600 Antibes

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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