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# Laroca Immobilier

Place de la Mairie  
66740 Laroque des Albères

+33 (0)4 68 39 20 94

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294 000 €

**Villa for sale**

**6 rooms**

**Surface : 120 m<sup>2</sup>**

**Living room size : 16 m<sup>2</sup>**

**Land size : 525 m<sup>2</sup>**

**Year of construction : 1970**

**Aspect : Sud**

**Inner condition : to renovate**

**External condition : to renovate**

**Roof : tiles**

**Features :**

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

4 bedrooms

1 terrace

2 show ers

2 WC

2 garage

1 parking

Document non contractuel

09/08/2024 - Prix T.T.C



## Villa 3751 Sorede

Villa for sale in Sorede Detached villa of 120 sqm to renovate on two levels, on a flat and fenced land of 525 sqm with pool possibility, walking distance to all the shops of Sorede . This villa consists, on the ground floor, of a 2 bedrooms apartment with living room, kitchen area, shower room, WC and two garages. Upstairs: a living room with fireplace and balcony overlooking the Alberes, a kitchen with cupboard and access to the balcony, a bathroom, two bedrooms and separate WC. The garden has a storage room attached to the house and access to a watering channel. Possibility to run this property as an investment composed of two apartments or a main habitation plus self contained gite. Great location, perfect sun catching aspect and great potential for this house in Sorede. Contact Laroca Immobilier , your Real Estate Agent in Laroque des Alberes

### Legal information

294 000 €

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



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

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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