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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

299 000 €

**Villa for sale**

**5 rooms**

**Surface : 147 m<sup>2</sup>**

**Living room size : 44 m<sup>2</sup>**

**Land size : 496 m<sup>2</sup>**

**Year of construction : 2007**

**Aspect : Est**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, Poêle à pellets, Bedroom on ground floor, double glazing, Reversible air conditioning, Quiet, pool possibility, summer kitchen

4 bedrooms

1 terrace

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

26/09/2023 - Prix T.T.C



## Villa 3591 Villelongue-dels-Monts

Single storey house for sale in Villelongue Dels Monts Located in a quiet area, only a few steps from all the shops of Villelongue Dels Monts , this comfortable semi-detached house on one level is built on a flat and fenced 496 sqm land with pool possibility ! The house is composed of a bright and spacious living room with fitted kitchen and pellet stove, 3 bedrooms plus a master bedroom en suite with shower room and dressing room, two study areas, a vast shower room and a separate toilet. A large 21 sqm garage with storage mezzanine completes the services of this very pleasant villa . The easy-to-maintain garden has a summer kitchen with barbecue and a garden shed. Calm, comfort and proximity to the shops! Rare in Villelongue Dels Monts Contact Laroca Immobilier , your real estate agent in Laroque des Alberes

### Legal information

299 000 €

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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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