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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

860 000 €

**Villa for sale**

**6 rooms**

**Surface : 234 m<sup>2</sup>**

**Living room size : 70 m<sup>2</sup>**

**Land size : 3982 m<sup>2</sup>**

**Year of construction : 1990**

**Aspect : Sud**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Roof : tiles**

**Features :**

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

5 bedrooms

3 terraces

3 bathrooms

4 WC

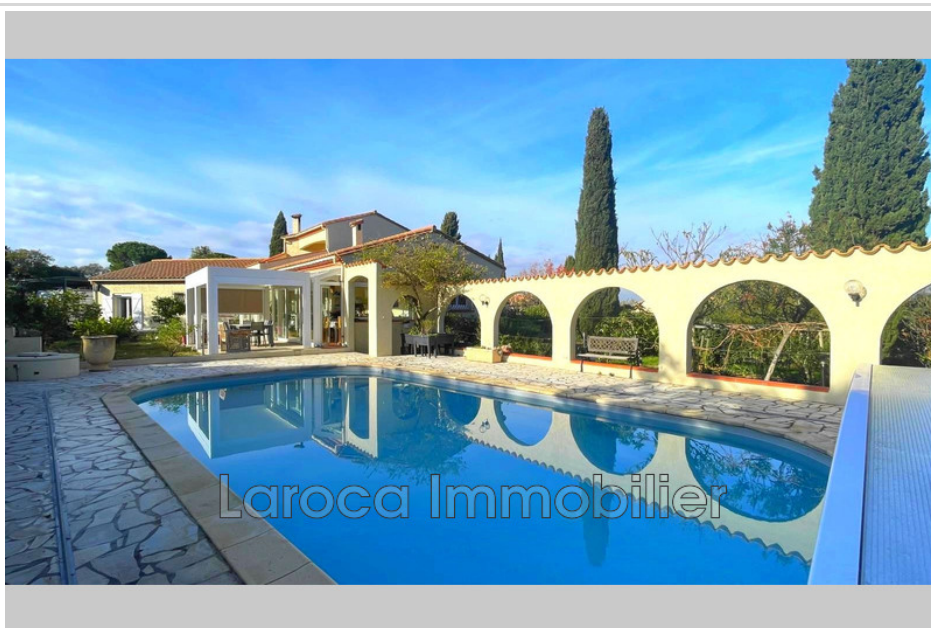
2 garages

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel  
29/04/2024 - Prix T.T.C



## Villa 3911 Laroque-des-Alberes

Villa for sale in Laroque des Alberes Located in a very quiet area, just 800 meters from all the shops of Laroque des Alberes, this superb detached villa, mostly on one level, is built on a 3980 sqm flat, fenced and fully buildable land with a 10 x 5 meter swimming pool, a well and a borehole! Large 70 sqm living room with new open-plan fitted kitchen as well as a fireplace, 4 bedrooms and two bathrooms on the ground floor. Upstairs: a 5th bedroom with cupboard, a terrace with breathtaking view over the Alberes and an en-suite bathroom with WC. This villa has a 22.5 sqm garage and a further independent garage of 58 sqm convertible into further accomodation ! Possibility to detach a 1450 sqm building plot ! Exceptional in Laroque des Alberes ! Contact Laroca Immobilier, your Real Estate Agent in Laroque des Alberes

### Informations légales

860 000 €

Honoraires à la charge du vendeur, aucune procédure en cours, 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

Tél: 33 (0)4 68 39 20 94 - info@laroca-immobilier.com

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