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# Laroca Immobilier

Place de la Mairie  
66740 Laroque des Albères

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www.laroca-immobilier.com - eMail : info@laroca-immobilier.com

**680 000 €**

**Villa for sale**

**5 rooms**

**Surface : 164 m²**

**Living room size : 37 m²**

**Land size : 4416 m²**

**Year of construction : 1982**

**Aspect : Est**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : to refresh**

**External condition : to refresh**

**Roof : tiles**

**Features :**

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

5 bedrooms

2 terraces

3 showers

4 WC

2 garage

3 cellars

**Energy class (dpe) : E**

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

Document non contractuel

30/04/2025 - Prix T.T.C



## Villa 3971 Montesquieu-des-Alberes

Villa for sale in Montesquieu des Alberes Built on a large flat, fenced and divisible building plot of 4416 sqm, this 164 sqm detached villa is located in a very quiet setting. The ground floor comprises an entrance hall, a bright living room of 37 sqm with fireplace and bay window opening onto a partly covered terrace, fitted kitchen with terrace access, pantry, a separate toilet with wash basin and window, a bathroom, 4 bedrooms with cupboards including a 24 sqm suite with dressing room and recently renovated private shower room. On the 1st floor, a bedroom with shower room and WC. The lower level (not included in the living space) has a 75 sqm garage with automatic door and laundry area, 4 storage rooms and a room with plumbing to create a bathroom. Independent glass room under the swimming pool terrace, of 50 sqm (not included in the living space) which could be converted into a gîte or other room for professional or leisure activity. A concrete infinity pool (possible restoration by the owner) completes the benefits of this villa with great potential and generous outdoor spaces! Contact Laroca Immobilier, your Real Estate Agent in Laroque des Alberes.

### Legal information



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

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