

1 rue Saint Pierre  
66650 Banyuls sur Mer

+33 (0)4 68 98 64 36

# 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

785 000 €

**Villa for sale**

**7 rooms**

**Surface : 215 m<sup>2</sup>**

**Living room size : 38 m<sup>2</sup>**

**Land size : 3476 m<sup>2</sup>**

**Year of construction : 2000 puis 2009**

**Aspect : Sud est**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Features :**

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

5 bedrooms

3 terraces

4 bathrooms

4 WC

3 garage

4 parkings

2 cellars

Document non contractuel

03/05/2024 - Prix T.T.C



## Villa 3928 Villelongue-dels-Monts

Villa for sale in Villelongue dels Monts RARE! In a very quiet setting, only 600 meters from the shops of Villelongue dels Monts, this superb detached villa with approx. 215 sqm of living space, built on a fantastic 3476 sqm wooded land, has three bedrooms on the ground floor, including two suites and a self-contained accomodation! It comprises : On the ground floor, a bright living room with sliding doors onto the garden and the pool area, a fitted kitchen, two bedrooms, one of which is a suite with a sliding door onto the garden and a bathroom with spa and shower. Upstairs, two further bedrooms en-suite with shower rooms, one with dressing room and covered terrace with view! This villa has an attached self-contained accomodation (accessible via the main terrace or via one of the bedrooms if needed) comprising a WC with washbasin and window, a bedroom en-suite with shower room and a spacious 44 sqm room with bar and terrace ! Large 35 sqm tiled garage with 2 automatic doors and a further 40 sqm tiled garage with automatic door. Reversible air-conditioning in the bedrooms and living room and in-ceiling air-conditioning in the self-contained accomodation. The garden features a 10x5m swimming pool secured by a motorised low shelter, a



785 000 €

Laroca Immobilier - 65 chemin de la parouquine 06600 Antibes

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

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)

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