

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

## Price on request

### Villa for sale

7 rooms

Surface : 215 m²

Living room size : 38 m²

Land size : 3476 m²

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

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

11/07/2025 - 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 accommodation! 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 accommodation (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 accommodation. The garden features a 10x5m swimming pool secured by a motorised low shelter, a



750 000 €

Laroca Immobilier - 65 chemin de la parouquine - 06600 Antibes

T. +33 (0)4 68 39 20 94 - info@laroca-immobilier.com - www.laroca-immobilier.com

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

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