

1 rue Saint Pierre  
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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

Price on request

House for sale

8 rooms

Surface : 272 m<sup>2</sup>

Living room size : 53 m<sup>2</sup>

Land size : 2400 m<sup>2</sup>

Year of construction : 2005

Aspect : Sud

View : Dégagée

Inner condition : excellent

Roof : tiles

Features :

Piscine a débordement, pool house,

Dependance 42m2, Poele a granulé,

Bedroom on ground floor, double glazing,

Cave a vin, Laundry room, Automatic gate

6 bedrooms

2 terraces

1 bathroom

5 showers

6 WC

2 garage

5 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

13/02/2026 - Prix T.T.C



## House 4167 Flassans-sur-Issole

Villa for sale in Flassans-sur-Issole (VAR) Located in the Riviera backcountry, between Toulon and Saint Tropez, this spacious Provençal-style home, beautifully maintained, occupies a commanding position in a residential area close to shops. The main level features a living room of 53 m<sup>2</sup>, enhanced by large south-facing windows. These open onto an elegant covered terrace of approximately 40 m<sup>2</sup>, overlooking an infinity pool and offering unobstructed views. The generous hallway also leads to a charming separate kitchen of 27 m<sup>2</sup> and a dining room of 23 m<sup>2</sup>, currently used as a billiard room. The ground floor sleeping area includes three bedrooms, each with an en-suite toilet and shower. Two additional bedrooms and a bathroom are located upstairs. The five bedrooms, complemented by an independent one-bedroom apartment, represent significant rental potential and are also ideal for a family living project. The spacious basement offers a large garage accommodating two to three cars, a wine cellar, a workshop, and a laundry room. This solid 2005 construction has been impeccably maintained and features high-end amenities: an electric gate, reversible air conditioning, a pellet stove, as well as aluminum and wood joinery in perfect condition. The septic tank meets



Fees paid by the owner, no current procedure, information on the risks to which  
Laroca Immobilier - 65 chemin de la parouguine - 06600 Antibes  
this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr),

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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