

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

**498 000 €**

**Stone made house for sale**

**7 rooms**

**Surface : 285 m²**

**Living room size : 60 m²**

**Land size : 303 m²**

**Aspect : est ouest**

**View : jardin**

**Hot water : thermodynamique**

**Inner condition : new**

**External condition : good**

**Roof : tiles**

**Features :**

fireplace, double glazing, Automatic  
watering system

6 bedrooms

2 terraces

3 showers

3 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

10/04/2024 - Prix T.T.C



## Stone made house 3818 Laroque-des-Alberes

Classic style property for sale in Laroque des Alberes. Outstanding ! Spacious and comfortable classic style house with garage, landscaped patio and large terrace, in the heart of Laroque des Alberes ! Fully renovated with taste and quality materials, this mansion has generous volumes ! The ground floor features a spacious entrance hall leading to the 60 sqm (645 sq ft) living room with fireplace, the large high end fitted kitchen, a veranda with large heated Jacuzzi, a 105 sqm (1130 sq ft) landscaped patio with a well, a bathroom with toilet, a laundry room, a wine cellar and the garage. On the 1st floor, a hall gives access to a large bathroom, a separate toilet, 4 bedrooms including a 38 sqm (409 sq ft) primary bedroom with private balcony. Two of the bedrooms have access to the large sun catching terrace. The second and top floor has two large attic bedrooms and a bathroom with toilet. A lift serves all three levels of this comfortable quality property with lots of character ! Unique in Laroque des Alberes ! Contact Laroca Immobilier, your Estate Agent in Laroque des Alberes

### Legal information

498 000 €



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