

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

1 990 000 €

## Villa for sale

Surface : 400 m<sup>2</sup>

Land size : 926 m<sup>2</sup>

Year of construction : 2005

Aspect : Est ouest

View : Mer

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

## Features :

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

7 bedrooms

5 terraces

2 bathrooms

3 showers

5 WC

3 garage

5 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

26/09/2023 - Prix T.T.C



## Villa 3803 Banyuls-sur-Mer

Banyuls sur mer: Exceptional villa with sea view close to the port! Hight quality fitted for this gorgeous villa with approx 400sq.m The house is composed by a house with 245sq.m with 2 living rooms with sea view, a magnificent fitted kitchen with dining room, a large suite with bathroom and dressing room, 2 "en suite" bedrooms, an office, a wine cellar and laundry room. Large outdoor area with pool, fully equipped summer kitchen and spa. 1 apartment and a studio complete this splendid villa. 3 garages. 5 parking spaces. Unique on the coast. Contact us for more information. Contactez Laroca Immobilier, votre Agence Immobilière à Banyuls sur Mer au 04.68.98.64.36

## Legal information

1 990 000 €

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)



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