

1 rue Saint Pierre  
66650 Banyuls sur Mer

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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

595 000 €

House for sale

15 rooms

Surface : 309 m<sup>2</sup>

Living room size : 45 m<sup>2</sup>

Land size : 824 m<sup>2</sup>

Year of construction : 1886

Aspect : Sud

Hot water : Electrique

Inner condition : excellent

External condition : good

Roof : tiles

Features :

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

7 bedrooms

2 terraces

4 showers

5 WC

1 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

08/12/2024 - Prix T.T.C



## House 3960 Montesquieu-des-Alberes

Stone house for sale in Montesquieu des Alberes ! Built on a 824 sqm flat and fenced land with pool possibility, this outstanding 309 sqm stone house is ideally located, in of Montesquieu des Alberes but only a 5 minutes drive to all the shops and restaurants of Saint Genis des Fontaines ! Fully renovated with taste and quality materials, it perfectly combines modern comfort and character. This property is composed of two parts. First part: The ground floor consists of a bright 45 sqm living room with fitted kitchen, a study with French door opening onto the garden, a shaded patio leading to a sauna, a bathroom with walk-in shower and separate accomodation. The first floor, accessible via an exterior stairway, comprises a loggia, a second living room of 37 sqm with a high-end wood stove and kitchen area as well as a bedroom. On the second and top floor, two further bedrooms, a further study and a shower room with WC. The outbuilding consists of a laundry room, a workshop, a separate toilet with wash basin and a bedroom with direct access to the sauna. 2nd part of the house (self-contained) : The ground floor comprises a large bedroom that could be used as a studio flat with an en suite shower and French doors on the wooden terrace and garden, WC, a living



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

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Siren 789 607 272 RCS Antibes

Code NAF 6831Z - RC Pro : AXA France IARD sous le contrat n°11186534004

Document non contractuel - Barème des prix disponible sur notre site internet

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