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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

1 250 000 €

**Bastide for sale**

**11 rooms**

**Surface : 513 m<sup>2</sup>**

**Living room size : 68 m<sup>2</sup>**

**Land size : 4914 m<sup>2</sup>**

**Year of construction : 1960**

**Aspect : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Roof : tiles**

**Features :**

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

8 bedrooms

7 terraces

9 bathrooms

1 shower

11 WC

20 parkings

1 cellar

Document non contractuel

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



## Bastide 3930 Flayosc

Bastide for sale in Flayosc Located just 200m from the village of Flayosc, this Provençal stone bastide is located in a charming setting, with a view of the village and the countryside. The property currently offers 8 comfortable guest rooms in a Provençal style, 6 of which have a private terrace and 5 of which have exterior access, plus staff accommodation with 2 bedrooms, bathroom and a very large contemporary style living room of 68 sqm with high ceiling. There are 3 further reception rooms totalling 67 sqm, and several rooms used for the kitchen totalling 61 sqm. A large terrace is shaded by beautiful mulberry-plane trees, century-old oaks and the neat green garden offers pleasant relaxation areas. From the large traditional 14m swimming pool we have a fantastic perspective over the Provençal countryside. The layout organised around the guest room is atypical and offers originality and charm to the Bastide. Great volumes. Perfectly suited for a bed and breakfast or hotel business, but also lends itself to a residence for a large family. For information, the turnover of the Bed and Breakfast activity has been around 100K/year for over 4 years, and that of the hotel/restaurant before 2010 was 200K/year. The business works very well since it is well referenced in Booking 8.7



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

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