

284 000 €

**Contact agency**

**Laroca Immobilier**

Place de la mairie

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**For sale villa**

**3 rooms**

**Surface : 60 m<sup>2</sup>**

**Surface of the living : 24 m<sup>2</sup>**

**Surface of the land : 402 m<sup>2</sup>**

**Year of construction : 1977**

**Exposition : Ouest**

**View : Panoramique**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

TERRACE, POOL, wood stove, Bedroom on ground floor, double glazing, air conditioning, CALM

2 bedroom

2 terraces

1 shower

2 WC

Document non contractuel



**Villa 3988 Laroque-des-Albères**

Villa for sale in Laroque des Alberes Located on the tops of Laroque des Alberes, in a quiet area, with a breathtaking panoramic view over the Roussillon plain and the Corbieres mountains, just 3 km from all shops and restaurants, this detached villa has 60 sqm of living space on one level + covered space and storage on the lower level, and is set on a 425 sqm plot of land, most of which is flat, on the street level, with level access to the house which is very rare in this area! It consists, on the ground floor, of a modern fitted kitchen, a bright living room with wood stove opening onto a large 21 sqm terrace with breathtaking view, a modern bathroom with WC as well as two bedrooms, one with garden access. The lower level (not included in the living space) consists of a large 30 sqm covered terrace, partly closed and a 19 sqm storeroom with WC. As the owner of this villa, you will have access to a large shared swimming pool and tennis court! Comfortable detached villa in Laroque des Alberes, in excellent condition, in a quiet location with views easy access which is rare ! Contact Laroca Immobilier, your estate agent in Laroque des Alberes.

**Fees and charges :**

Annual current expenses 701 €

Well condominium

98 lots in the condominium 284 000 € fees included

