

799 000 €

**Contact agency**

**Laroca Immobilier**

Place de la mairie

66740 Laroque des Albères

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**For sale villa**

**6 rooms**

**Surface : 208 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 4863 m<sup>2</sup>**

**Year of construction : 1983**

**Exposition : Sud**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

TERRACE, Piscinable, wood stove,  
Bedroom on ground floor, double glazing,  
air conditioning, summer kitchen, well

4 bedroom

3 terraces

4 showers

3 WC

2 garage

4 parkings

1 cellar

**Energy class (dpe) : C**

Document non contractuel

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



**Villa 3861 Laroque-des-Albères**

Villa for sale in Laroque des Alberes RARE ! Located only 1.5 km from all the shops of Laroque des Alberes, not part of an allotment, superb 210 sqm traditional detached house, built on a 4823 sqm flat and fenced land (partly wooded in a natural zone) with pool possibility and view over the Alberes mountains ! Recently renovated with taste, this property is composed of a large living room with wood burning stove and glass sliding doors onto a south facing terrace, a spacious fitted kitchen, two bedrooms en suite on the ground floor, one of which is a large primary bedroom with dressing room, a study and a further shower room with toilet. Upstairs, converted attic space with two bedrooms and a further shower room. Garage converted into a cellar and two storage rooms. Large car port and cave. Outstanding benefits, view and large flat land ! Rare in Laroque des Alberes ! Contact Laroca Immobilier, your Real Estate Agent in Laroque des Alberes

Fees and charges :

799 000 € fees included

