## 499 000 €

Contact agency
Laroca Immobilier

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For sale villa 5 rooms

Surface: 140 m²

Surface of the living: 57 m<sup>2</sup> Surface of the land: 734 m<sup>2</sup> Year of construction: 2006 Exposition: Sud est

Hot water : Electrique Inner condition : excellent External condition : GOOD

Couverture: tiling

## Features:

TERRACE, POOL, Bedroom on ground floor, double glazing, air conditioning, CALM, Independent apartment

4 bedroom

1 terrace

2 showers

3 WC

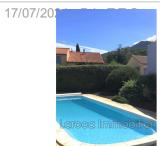
1 garage

1 parking

Energy class (dpe): C

Emission of greenhouse gases (ges): A

Document non contractuel





## Villa 3940 Sorède

Villa for sale in Sorede Located in a quiet setting, just 1 km from the shops of Sorede and 1.4 km from the shops of Laroque des Alberes, this 140 sqm detached villa has been built in 2006 on a 734 sqm flat and fenced land. It is composed of, on the ground floor, a spacious and bright 57 sqm living room with open plan kitchen and a separate toilet. On a mid-level (only 9 steps): three bedrooms with cupboards and french balconies as well as a shower room and a separate WC. Garage of 38 sqm + further accomodation comprising a room with garden access, a bedroom and a bathroom with WC which can be ideal as a gite or a guest area. This villa in excellent condition has in-ceiling reversible air conditioning. A partly covered terrace and a 10x4 meter swimming pool complete the fantastic benefits of this comfortable and ideally located villa, a short walk from the shops of Sorede and Laroque des Alberes. Contact Laroca Immobilier, your Estate Agent in Laroque des Alberes.

Fees and charges : 499 000 € fees included



