

499 000 €

**Contact agency**

**Laroca Immobilier**

Place de la mairie

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**For sale villa**

**5 rooms**

**Surface : 140 m<sup>2</sup>**

**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

17/07/20



**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

