

420 000 €

Contact agency

Laroca Immobilier

Place de la mairie

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For sale house

5 rooms

Surface : 177 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Surface of the land : 728 m<sup>2</sup>

Exposition : Sud nord

View : Montagne

Hot water : Gaz

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

TERRACE, fireplace, CALM, Piscineable, well

4 bedroom

2 terraces

2 bathrooms

3 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : G

Document non contractuel



### House 4036 Sorède

Village house for sale in Sorède Located in a very quiet area, in the centre of Sorède, just a step to all shops and restaurants, this 177 sqm semi-detached village house has been built on a 728 sqm flat and fenced land with pool possibility which is exceptional in the old centre ! This property is composed of: On the ground floor, a loggia, a double entrance hall, a WC with window, a utility room, a 33 sqm storage room (not taken into account in the living space) and a 25 sqm garage. The first floor comprises a sitting room, a large dining room with wood-burning stove and fitted kitchen, a terrace with veranda overlooking the garden, a bedroom and a bathroom (with shower, bath tub and WC). On the second and top floor, a separate WC, a bathroom and three bedrooms. The garden has fruit trees, a well and has access to a watering canal. Works to consider (heating system, windows, shower rooms, kitchen, paintwork). Spacious house with character, ideally located, in a quiet area and just a step to all shops and restaurants of Sorède ! Contact Laroca Immobilier, your Estate Agent in Laroque des Alberes.

Fees and charges :  
420 000 € fees included

