

567 000 €

Contact agency

Laroca Immobilier

Place de la mairie

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For sale villa

6 rooms

Surface : 150 m<sup>2</sup>

Surface of the living : 36 m<sup>2</sup>

Surface of the land : 608 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Montagne

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

TERRACE, POOL, fireplace, Bedroom on ground floor, air conditioning

5 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



### Villa 4031 Sorède

Detached villa with character for sale in Sorede ! This detached villa, with 150 sqm living space, has been built on a 608 sqm flat and fenced low-maintenance land, just 850 meters from all the shops and restaurants of Sorede ! Perfectly mixing character and modern comfort, with a tasteful decoration, it comprises : On the ground floor: a 36 sqm bright living room with fireplace (with heat recovery) French doors to the garden and a covered terrace, a separate fitted kitchen with French doors to the garden, a shower room with WC and a bedroom. A 24 sqm tiled garage with utility area and a cellar complete the generous space of the main level. Upstairs, three further bedrooms, one of which has a private terrace with mountain view, separate WC with window, a bathroom with whirlpool bath as well as a fifth attic bedroom with dressing room. The garden features a 5.5 x 3 meters swimming pool with solar-heated shower, many fruit trees and a garden shed. A detached villa with character, in mint condition, ideally located, close to the shops of Sorede ! Contact Laroca Immobilier, your Estate Agent in Laroque des Alberes.

Fees and charges :

567 000 € fees included

