

595 000 €

Contact agency

Laroca Immobilier

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For sale house

15 rooms

Surface : 309 m²

Surface of the living : 45 m²

Surface of the land : 824 m²

Year of construction : 1886

Exposition : Sud

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

TERRACE, fireplace, Bedroom on ground floor, double glazing, air conditioning, CALM, Piscinable

7 bedroom

2 terraces

4 showers

5 WC

1 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



House 3960 Montesquieu-des-Albères

Stone house for sale in Montesquieu des Alberes ! Built on a 824 sqm flat and fenced land with pool possibility, this outstanding 309 sqm stone house is ideally located, in of Montesquieu des Alberes but only a 5 minutes drive to all the shops and restaurants of Saint Genis des Fontaines ! Fully renovated with taste and quality materials, it perfectly combines modern comfort and character. This property is composed of two parts. First part: The ground floor consists of a bright 45 sqm living room with fitted kitchen, a study with French door opening onto the garden, a shaded patio leading to a sauna, a bathroom with walk-in shower and separate accomodation. The first floor, accessible via an exterior stairway, comprises a loggia, a second living room of 37 sqm with a high-end wood stove and kitchen area as well as a bedroom. On the second and top floor, two further bedrooms, a further study and a shower room with WC. The outbuilding consists of a laundry room, a workshop, a separate toilet with wash basin and a bedroom with direct access to the sauna. 2nd part of the house (self-contained) : The ground floor comprises a large bedroom that could be used as a studio flat with an en suite shower and French doors on the wooden terrace and garden, WC, a living room or workshop of 30 sqm. The first floor (accessible via an outside stairway) comprises a 28 sqm living room with open-plan kitchen, a bathroom and a large terrace overlooking the garden. On the second and top floor a mezzanine above



595 000 € fees included