

**Price on request**

**Contact agency**

**Laroca Immobilier**

Place de la mairie

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**For sale duplex**

**5 rooms**

**Surface : 127 m<sup>2</sup>**

**Year of construction : 1930**

**Exposition : Est ouest**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : luxury**

**Building condition : Cleaning is**

**Features :**

double glazing, AIR CONDITIONING, residential

4 bedroom

2 terraces

2 showers

2 WC

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel



### **Duplex 4157 Banyuls-sur-Mer**

Banyuls sur mer: Located facing the sea! Full of charm and character, this beautiful duplex in excellent condition offers 127m<sup>2</sup> of living space (149m<sup>2</sup> floor area) with a private garden and terraces featuring a sea view: Entrance, lovely living room with an open fireplace opening onto a sea view terrace, landing, equipped kitchen opening onto a terrace and pleasant landscaped garden, 1 bedroom with sea view terrace, shower room, and separate WC. Upper floor: landing, 3 bedrooms (with storage), bathroom with WC. Large cellar of 17m<sup>2</sup>. Reversible air conditioning. In excellent condition, no work needed. A unique property! For more information, contact Laroca Immobilier Banyuls sur mer: 04 68 98 64 36

**Fees and charges :**

Annual current expenses 150 €

Well condominium

2 lots in the condominium

