

336 000 €

Contact agency

Laroca Immobilier

Place de la mairie

66740 Laroque des Albères

+33 (0)4 68 39 20 94 / info@laroca-immobilier.com

For sale house

Surface : 85 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Surface of the land : 665 m<sup>2</sup>

Year of construction : 1981

Exposition : Sud

View : Montagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

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

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



## House 4042 Sorède

Single-story villa for sale in Sorede Located in a quiet area, just 700 metres from all the shops and restaurants of Sorede , this charming semi-detached single-storey villa was built on a very pleasant flat and fenced land of 665 sqm with pool possibility, including many fruit trees. Facing south and west, this villa of approximately 85 sqm of living space enjoys optimal sunshine all year round! It consists of a 33 sqm living room with fireplace (insert) and reversible air conditioning, opening to a south facing terrace with view over the Alberes mountains and to the west onto a superb 35 sqm covered terrace with barbecue. Kitchen separated from the living room by a partition, with French doors to the southern terrace. A hallway leads to the sleeping area comprising two bedrooms, a large laundry room, a separate toilet and a bathroom. A 24.5 sqm garage with automatic door, two garden sheds, two wood sheds and a cellar complete the benefits of this ideally located single-story villa, a short walk to all the shops of Sorede, combining comfort and character. Contact Laroca Immobilier , your estate agent in Laroque des Alberes .

Fees and charges :

336 000 € fees included

