

## Price on request

### Contact agency

**Laroca Immobilier**

Place de la mairie

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### For sale villa

**5 rooms**

**Surface : 105 m²**

**Surface of the living : 25 m²**

**Surface of the land : 425 m²**

**Exposition : Ouest**

**View : Panoramique**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

### Features :

TERRACE, fireplace, double glazing, air conditioning, CALM

3 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

**Energy class (dpe) : E**

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

Document non contractuel



## Villa 4092 Laroque-des-Albères

Villa for sale in Laroque des Alberes Located on the tops of Laroque des Alberes, in a very quiet area, just 3km from all the shops and restaurants, with a breathtaking panoramic view over the entire Roussillon plain, this 104 sqm detached villa has been built on a 425 sqm land organised in terraces. It is composed, on the main level (accessible via steps through the garden), of a spacious sun catching terrace, a kitchen, a 25 sqm living room with fireplace and balcony with panoramic view, a shower room with WC and two bedrooms, one with cupboard and balcony. The independent lower level comprises a self-contained studio flat composed of a kitchen, a 13.2 sqm sitting room with 18.5 sqm sleeping area (easily convertible into a bedroom) and a bath room with WC. 16.3 sqm tiled garage on the street level (not taken into account in the living space). Being the owner of this property will give you access to a shared pool and a tennis court ! Quietness and view for this charming detached villa in Laroque des Alberes. Contact Laroca Immobilier, your estate agent in Laroque des Alberes.

Fees and charges :

Annual current expenses 667 €

Well condominium

88 lots in the condominium

