

## Price on request

### Contact agency

**Laroca Immobilier**

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### For sale house

**4 rooms**

**Surface : 154 m²**

**Surface of the living : 51 m²**

**Surface of the land : 22534 m²**

**Year of construction : 1989**

**Exposition : Sud ouest**

**View : Montagne**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

### Features :

TERRACE, POOL, fireplace, Bedroom on ground floor, double glazing, air conditioning, well

3 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

Document non contractuel



## House 4126 Laroque-des-Albères

Villa for Sale in Laroque des Alberes This 154 sqm detached villa with breathtaking views over the Alberes mountains, has been built on a more than 5 acres flat and fenced land (agricultural zone, not building), with no nearby neighbours. Located close to both shops and main roads for quick and easy access to the area's main attractions, the villa comprises an entrance hall, a 51 sqm large living room with wood burner and open-plan fitted kitchen, two bedrooms, a study (or additional bedroom), a bathroom with bath tub and shower as well as a separate toilet. Upstairs, a third en-suite bedroom with balcony, shower room and separate toilet. A garage adjoining the house, various outdoor areas (vegetable garden, enclosed field for animals), two wooden terraces and a sun-catching pool area with a 9.5 x 4 m swimming pool complete the benefits of this comfortable villa with exceptional outdoor spaces. A 17 meters deep well supplies the house with water (the property is not connected to the mains water supply), an individual drainage system and photovoltaic panels allow almost autonomous living ! The fenced land constitutes a unique space, very rare in the area and ideal for owners of horses or other animals. Contact Laroca Immobilier, your Estate Agent in Laroque des Alberes. Fees and charges :

