

492 000 €

Contact agency

Laroca Immobilier

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For sale villa

4 rooms

Surface : 132 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Surface of the land : 1232 m<sup>2</sup>

Year of construction : 1979

Exposition : Est ouest

View : Montagne

Hot water : Electrique

Inner condition : to modernize

External condition : to renovate

Couverture : tiling

Features :

POOL, Bedroom on ground floor, double  
glazing

3 bedroom

1 bathroom

2 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



### Villa 4086 Sorède

Villa for sale in Sorede Built on a large flat and fenced land of 1232 sqm, this 132 sqm detached villa with views over the Alberes Mountains and Mount Canigou, is located just 1 km from all the shops and restaurants of Sorede ! The ground floor comprises a 35 sqm living room (with the possibility of adding a fireplace), a kitchen with French doors opening onto the garden, a bathroom, a separate WC with washbasin and window, and a bedroom. Upstairs: a separate WC, a bathroom and two further bedrooms, one of which has a balcony, an attic space and an attic room of 8 sqm which can be used as a further bedroom. A garage of 22 sqm (with double-height ceiling and mezzanine), a cave and a 10x4 meter swimming pool with automatic slat treatment complete the benefits of this villa with character. Cosmetic works to consider, great potential, great location in Sorede for this property catching the sun all year round ! Contact Laroca Immobilier, your estate agent in Laroque des Alberes.

Fees and charges :

492 000 € fees included

