

780 000 €

**Contact agency**

**Laroca Immobilier**

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**For sale villa**

**5 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the living : 56 m<sup>2</sup>**

**Surface of the land : 4523 m<sup>2</sup>**

**Year of construction : 1978**

**Exposition : Sud est Nord ouest**

**View : Plaine Albères Canigou**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

TERRACE, POOL, fireplace, Bedroom on ground floor, CALM, well

3 bedroom

1 terrace

3 bathrooms

3 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



**Villa 4065 Sorède**

Villa for sale in Sorède Exceptional setting! In absolute calm, with a breathtaking panoramic view of the plain, the Albères and the Canigou, only 1 km from all the shops of Sorède, this splendid detached villa entirely on one level, of approximately 170 m<sup>2</sup> of living space, was built on a vast flat plot of approximately 4523 m<sup>2</sup> with swimming pool, not overlooked and benefiting from optimal sunshine all year round! This villa has an entrance hall, a separate WC with washbasin and window, a superb cathedral living room of approximately 56 m<sup>2</sup> with central fireplace and panoramic view, to the west of the living room a separate kitchen with French window onto the pool area, a laundry room, a master suite with bathroom and separate WC. To the east of the living room, an office with panoramic view, another separate WC, two bedrooms with cupboards, one with en-suite shower room, an additional bathroom and a veranda of approximately 15 m<sup>2</sup> (not included in the living area) with barbecue and bay windows towards the pool area. A large double garage of approximately 45 m<sup>2</sup> with storeroom and wine cellar as well as two wells complete the beautiful spaces of this architect-designed villa in an exceptional location! Single-story villa to modernize, with breathtaking views, ideally located in a quiet area and close to the shops of Sorède! Contact Laroca Immobilier, your Real Estate Agency in Laroque des Albères.

Fees and charges :

