

**395 000 €**

**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 villa**

**5 rooms**

**Surface : 130 m²**

**Surface of the living : 28 m²**

**Surface of the land : 1315 m²**

**Year of construction : 1971**

**Exposition : Sud**

**View : Montagne**

**Hot water : Solaire**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

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

3 bedroom

1 terrace

3 bathrooms

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel



### Villa 4069 Sorède

House for sale in Sorede This 130 sqm detached villa, located in a quiet area and only 650 meters from all the shops and restaurants of Sorede, has been built on a 1315 sqm fenced land with pool possibility and view over the Alberes mountains. It consists, on the main level, of a 28 sqm bright living room with fireplace (insert) and French doors onto a partly covered south-facing terrace, a kitchen (possibility of opening the partition onto the living room), a shower room, a separate WC as well as two bedrooms with cupboards, one of which has French doors onto the garden. On the lower garden level (half in ground): a separate space consisting of a 29 sqm room with sink, a cellar, a WC, a shower room and a bedroom. This lower level also comprises a 29 sqm garage ! Cosmetic works to consider. Comfortable detached villa with view, ideally located, in a very quiet area and close to the shops of Sorede ! Rare in the Alberes ! Contact Laroca Immobilier, your estate agent in Laroque des Alberes.

Fees and charges :

395 000 € fees included

