

495 000 €

Contact agency

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For sale villa

6 rooms

Surface : 147 m²

Surface of the living : 50 m²

Surface of the land : 4676 m²

Year of construction : 1976

Exposition : Sud ouest

View : Plaine et mer

Hot water : Electrique

Inner condition : to modernize

External condition : a refresh

Couverture : tiling

Features :

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

5 bedroom

2 terraces

3 bathrooms

5 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel



## Villa 4010 Montesquieu-des-Albères

Villa for sale in Montesquieu des Albères! Built on vast and fenced land, mostly flat of 4676 sqm, this detached architect-designed villa with 147 sqm of living space is located in Montesquieu des Albères in a very quiet area with views over the plain, the sea and the Albères mountains! This unusual property combines the charm of stone with 70s design, and comprises a main living area and 4 separate bedrooms, each opening on a sunny patio with views of the Albères mountains. The ground floor comprises a 50 sqm double living room with kitchen, dining area and cosy sitting area with views, as well as a second adjoining sitting room and laundry area. The stone walls and thick solid wood doors add both character and warmth, while the aluminium strip windows and architectural features create a unique and striking contrast! Upstairs (accessible from the living room) is a master suite comprising a 21.5 sqm bedroom with a dressing area and a bathroom with a WC. From the kitchen area on the garden level, a French window on the covered terrace overlooking the patio, from which there are 4 independent bedrooms on the same level with cupboards, two of which have separate WC and washbasins, and one with a private shower room. A separate WC and another shower room are accessible via the patio. A 24.5 sqm garage (not taken into account in the living space) and a 10x5m swimming pool complete the features of this unique villa with great potential! Contact Laroca Immobilier, your Estate Agent in Laroque des Albères.

