



## House 5 bedroom(s) for sale



### Informações do Revendedor

Name:	Patrick Gibbins
Nome da Empresa:	Artaxa Immo Sarl
País:	França
Experience since:	2008
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefone:	
Languages:	French
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 379,500

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	la Roca d'Albera
CEP:	66740
Adicionado:	29/07/2024

### Informação adicional:

**PRICE REDUCED!** Superb 5 BEDROOM; 4 BATHROOM detached VILLA, quiet location, fabulous VIEWS, private PARKING with POOL and TENNIS COURT access

\*Situated 3 kms above the delightful village of Laroque des Alberes this lovely villa is ideal for those seeking TRANQUILITY and SPACE for FAMILY/ FRIENDS and equally for PAYING GUESTS, why not?. On the lower level the 3 bedrooms ( one ensuite), open on to a super terrace and those stunning views! There is also a modern shower room and wc on this level. Internal stairs lead onto the main floor comprising a SPACIOUS 45m2 approx LOUNGE / DINER with feature FIREPLACE and fitted kitchen. There is also a bedroom, library/office, shower room and wc on this level. The top floor is comprised of a delightful ensuite bedroom which opens out onto a sunny terrace and the garden. Outside, the current owners have created several platforms / terraces for outdoor living / entertaining on the property, in privacy. Let's not forget either that the new owners will also have access to the communal POOL and TENNIS COURT solely for the use of the local residents. In VERY GOOD CONDITION, this really is a GEM of a home, don't delay viewing!! Call our local agent : 06 28 23 76 88.

The stunning village of LAROQUE DES ALBERES is built around the 11th century Chapelle de Tanya, and now has population of approx. 2,000 inhabitants, it is very popular both as a village for permanent residents, holiday makers and also those with second homes. This delightful village really does have all



amenities including shops, restaurants, cafes, a pharmacy, medical services, schools etc and hosts a weekly fresh produce market. It is a 10 minute drive to the Mediterranean sea.

Legal Mentions (in French) : Honoraires a la charge du vendeur.

Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) .

Condição: Very Good  
Construído: 1974

## Comum

Quartos de dormir: 5  
Banheiro: 4  
1/2 baths: 4  
Pés quadrados acabados: 136 m<sup>2</sup>  
Tamanho do lote: 1000 m<sup>2</sup>

## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Building details

Number of Off Road Parking: 3  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.949.129

