



Villa

LAROQUE DES ALBERES (66)

532 500 €*

* Agency fees to be paid by the seller



335 m²



11 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

25 km from Perpignan airport, close to the sea and at the foot of the Massif des Albères, this prestigious villa centered on its wooded grounds of approximately 1900 m² and its 126 m² swimming pool will seduce you with its architecture and its many services. . Outside: its covered terraces bring freshness and keep the brightness for the whole house. A fitted summer kitchen, an outdoor living room and a heated veranda optimize the spaces overlooking an infinity bromine pool, with counter-current swimming motor. Its roof terrace with a panoramic view of the Albères overlooks the garden. Inside: a bright entrance and its patio communicate on the spacious living rooms as follows: On the ground floor the living room consists of a living room with fireplace, a dining room which leads to the kitchen for a fully open living. From the living room office, library with its bar area and a m² vivarium with its technical room; to the parental suite via its three other bedrooms, this villa offers exceptional surfaces. Two bedrooms and a master suite are located on the ground floor and a master bedroom on the first floor. Shower rooms with bathtub and WC adorn the sleeping areas as well as a laundry room for ideal functionality. Laroque des Albères is a village with local shops, a primary school, sports and cultural activities, restaurants and a remarkable historic centre. This villa is ideal for a family and can offer a bed and breakfast activity. Work is to be expected. Most: the large surfaces, including a basement of more than 110 m² with mechanical vacuum, a drilling and centralized aspiration, this villa of more than 300 m² of living space is completely secure. Other services are to be discovered during a telephone interview or during a visit. For this you can contact me by phone. Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 852032

Property type Villa

Year of construction 2000

Exposure TRAVERSANT E-W

Vue dégagée, Panoramique, sur Jardin, sur
Montagne, sur Piscine

SURFACES

Living space 335 m²

Living room surface 79 m²

Land surface 1954 m²

COMPOSITION

Number of rooms 11

Number of bedrooms 4

Number of bathrooms 2

Toilets count 4

Washrooms 1

Balcony 1

Terrace 1

DPE/GES

DPE 110

GES 14

APPENDIX

Parking extérieur

Parking space 3

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater bois

Heater fuel

Kitchen aménagée

Swimming-pool Yes



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle