



**TECH**  
**IMMOBILIER**

ARGELÈS SUR MER

☎ 04 68 81 09 01

✉ contact@techimmobilier.com

ELNE

☎ 04 68 81 28 11

✉ elne@techimmobilier.com

**299 000 €**

**For sale villa**

**3 rooms**

**Surface : 113 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Surface of the land : 384 m<sup>2</sup>**

**Year of construction : 1991**

**Exposition : Ouest**

**External condition : good**

**Couverture : tiles**

**Features :**

Bedroom on ground floor, double glazing, calm, fireplace, air conditioning, garden

2 bedroom

1 bathroom

1 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

18/10/2024 - Prix T.T.C



### Villa 4084 Laroque-des-Albères

LAROQUE DES ALBERES - ONE STOREY VILLA FOR SALE Laroque des Albères, on 384m<sup>2</sup> of garden, Single storey villa of 113 m<sup>2</sup>, living area 79.50m<sup>2</sup> with veranda of 34m<sup>2</sup>, covered porch, living room with fireplace, American kitchen, 2 bedrooms with exit to garden, bathroom with toilet, toilet. 19m<sup>2</sup> garage with storage mezzanine. Ducted air conditioning, rolling shutters, electric blinds. Covered terrace, barbecue. View of the Albères. Price of 285,000 euros FAI including buyer's commission of 14,000 euros Information on the risks to which this property is exposed is available on the Géorisks website:

<https://www.georisks.gouv.fr> For more information, contact TECH IMMOBILIER on 04.68.81.09.01

Fees and charges :

299 000 € agency fees 4,68% à the responsibility of the buyer included



Tech Immobilier

187, Avenue du Tech - 66700 Argelès sur Mer - 63 Avenue du Général de Gaulle - 66200 ELNE

Tél: 04 68 81 09 01 - contact@techimmobilier.com

Carte professionnelle - CPI 660 120 160000 10404 - RCS 441 102 878 00010

Code NAF 6831Z - Garantie financière : FNAIM 89 rue de la boetie 75008 Paris - Document non contractuel