COLDWELL BANKER
EUROPA REALTY

House Laroque-des-Albères 345 m²



SALE PRICE : 1 290 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

This is more than just a villa: the property offers three independent living spaces on a single plot.

The main house, built in 2002, is centred around an impressive 80 m² living area overlooking the grounds and swimming pool, combining the kitchen, lounge and dining area. An office and mezzanine with a terrace and views of the Albères complete the upper level. The sleeping area is accessed via a leafy patio and includes a master suite with dressing room and shower room, two further bedrooms, a separate WC and a bathroom.

Adjoining the main house yet completely independent, a second living space features two bedrooms, each with its own private shower room, a separate WC, and an open-plan living room and kitchen opening onto its own terrace.

A second independent house of 82 m², built in 2022, provides two additional bedrooms with shower rooms, along with a 40 m² open-plan living and kitchen area.

The property also benefits from photovoltaic panels, underfloor heating, air conditioning, an electric gate and a garage of over 50 m² with a utility area. The swimming pool enjoys beautiful views of the Albères and complete privacy with no overlooking neighbours.

An ideal property for an extended family, for comfortably hosting guests, or for combining a main residence with rental accommodation.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	345.0 m²	Property tax:	€4.00
Number of rooms:	9 rooms	Number of bedrooms:	7 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 129

Greenhouse gas emissions (GHG) index: A 4

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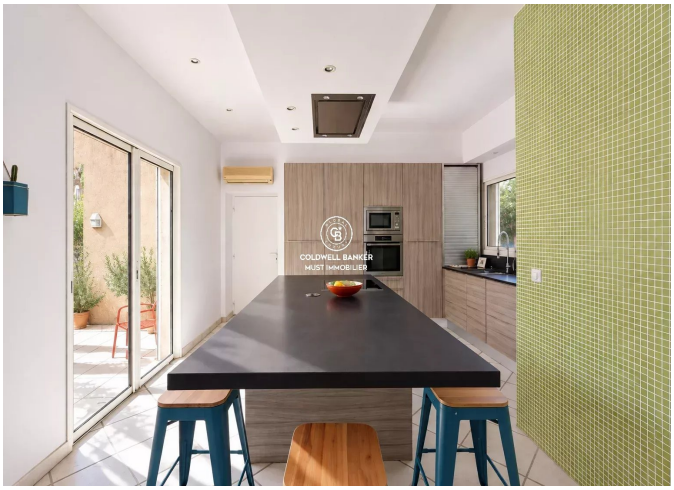



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