



## 9 room, 360m<sup>2</sup> House and dependencies for sale in Laroque des alberes - 520 000 € \*



### Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 610,213.81

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	66740
Veröffentlicht:	27.01.2026

#### Beschreibung:

Super PROPERTY located less than 700 m from the village centre, quietly situated and representing excellent VALUE:

This highly versatile property, enjoying pleasant views, is made up of three independent dwellings:

Large villa with 3-4 bedrooms (approx. 230 m<sup>2</sup>)

Second house with 2-3 bedrooms (approx. 90 m<sup>2</sup>)

Independent studio (approx. 30 m<sup>2</sup>)

Ideal for a large family or multi-generational living, it would also be perfectly suited to a gite or bed-and-breakfast project, with the possibility of combining the spaces to create one large family home.

Set on a plot of over 1,500 m<sup>2</sup>, the property features an above-ground swimming pool, ample parking, and excellent energy performance (Class A) ensuring low running costs. Some finishing work is required, offering the opportunity to personalise the property to your taste.



This is a rare opportunity to acquire a flexible and ideally located property with great potential, whether as a primary residence, a business project, or an investment, in this highly sought-after village.

**NOT TO BE MISSED:** Contact your local agent today to arrange a viewing on 06 28 23 76 88.

The 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.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### **Allgemein**

Schlafzimmer:	6
Fertige m <sup>2</sup> :	360 m <sup>2</sup>
Grundstücksgröße:	1500 m <sup>2</sup>

### **Zimmerdetails**

Zimmer insgesamt:	9
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### **Gebäudedetails**

Außen-Ausstattung:	Pool
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### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID:	IX8.094.896
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IMLIX

IMLIX Immobilienmarkt  
<https://www.imlix.com/de/>

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