



## 9 room, 360m2 House and dependencies for sale in Laroque des alberes - 595 000 € \*



### Στοιχεία μεσίτη

Όνομα:	Patrick Gibbins
Όνομα εταιρείας:	Artaxa Immo Sarl
Χώρα:	France
Experience since:	2008
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	
Languages:	French
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 695,286.48

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	66740
Δημοσιεύθηκε:	24/07/2025

### Περιγραφή:

REDUCED! With STUNNING VIEWS and located less than 700 metres from the village centre on a quiet no-through road, this spacious and versatile property currently comprises three separate lodgings:

A LARGE 3 OR 4 BEDROOM VILLA

A SECONDARY 2 Or 3 BEDROOMED HOUSE house of approximately 90m2

A SELF CONTAINED STUDIO apartment

Ideal for a large or multi-generational family, a gite or chambre d'hote business, the property also offers the potential to be converted into one substantial family home.

Main Villa (-230m2 habitable space)

The main house features a generous open-plan kitchen, living, and dining area with a wood-burning stove, as well as a practical utility room. There are currently three bedrooms, a large mezzanine, and additional space under the eaves that could easily accommodate more bedrooms if required.



## Second House (-90m2)

Accessed from the rear, the second house also offers an open-plan living/kitchen/dining area, leading directly onto its own private terrace and garden. On the ground floor is a spacious en suite bedroom, while upstairs you'll find a second bedroom and a large room under the eaves—perfect for a potential third bedroom or home office.

## Studio Apartment (-30m2)

The independent studio includes all expected amenities and benefits from its own private garden, making it ideal for guests or rental income.

### TO NOTE:

Exceptional 'A ENERGY RATING ensuring low year-round running costs

Generous plot of over 1,500m2 and an above ground pool.

Ample parking space

Some finishing work required, particularly in the main villa, offering a chance to add your personal touch

This is a rare opportunity to acquire a flexible and well-located property with considerable potential—whether for family living, business use, or investment, in this VERY SOUGHT AFTER village. DON'T MISS OUT, book your viewing today, by calling, your local agent 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.

### **Κοινά**

Κρεβατοκάμαρες:	6
Τελειωμένα τετραγωνικά	360 τ.μ



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πόδια:

Μέγεθος αυλής: 1500 τ.μ

## Room details

Total rooms: 9

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.351.591

