



5 room, 171m2 Villa for sale in Laroque des alberes - 625 000 € *



Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Experience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 702,792.46

Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	66740
Soumis:	28/09/2026

Description:

This wonderful detached villa offers the perfect balance of PEACE and PRIVACY WITHOUT ISOLATION. Set on an LARGE PLOT of over 5,000 m2, the property is ideally located just over 1 km from the charming village centre of Laroque-des-Alberes, and not much further from sought after Sorede. Boasting fabulous 360-degree PANORAMIC VIEWS of the surrounding landscape, this home is in good overall condition and features an excellent C-rated Energy Efficiency rating (DPE C).

KEY FEATURES:

Expansive Living Space: a spacious, light-filled 75 m2 OPEN PLAN living, dining, and kitchen area, perfect for family life and entertaining, not forgetting the super COVERED TERRACE.

Bedrooms & Layout: Convenient SINGLE LEVEL living featuring 3 comfortable bedrooms (including 1 en-suite) on the ground floor.

Flexible Mezzanine: A large 25 m2 mezzanine space, perfect for a 4th bedroom, a spacious home office, or a playroom.



Super Amenities: A private heated swimming pool and your own tennis court set within the expansive grounds.

Practicalities: Includes a utility room, a private garage, additional outdoor parking space for several vehicles, water recuperation and automatic watering systems.

This home truly has it all, NEW to MARKET, book your viewing now, by calling 06 28 23 76 88, you won't be disappointed!

Built around the historic 11th-century Tanya Chapel, Laroque-des-Alberes is a charming and highly sought-after village of around 2,000 residents. It is exceptionally popular with permanent residents, holidaymakers, and second-home owners alike. This vibrant village offers all essential amenities right at hand, including a selection of shops, local restaurants, lively cafes, a pharmacy, medical services, and schools. It also hosts a wonderful weekly fresh produce market. Best of all, you are ideally located just a 10-minute drive from the beautiful 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.

Commun

Chambres:	3
Pied carré fini:	171 m ²
Dimesions du lot:	5000 m ²

Room details

Total rooms:	5
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX9.006.134
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IMLIX

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