

1 rue Saint Pierre  
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# Laroca Immobilier

Place de la Mairie  
66740 Laroque des Albères

+33 (0)4 68 39 20 94

www.laroca-immobilier.com - eMail : info@laroca-immobilier.com

157 000 €

**Ideal investor for sale**

**8 rooms**

**Surface : 154 m<sup>2</sup>**

**Year of construction : 1900**

**Aspect : Sud**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : to renovate**

**Roof : tiles**

4 bedrooms

2 showers

3 WC

**Energy class (dpe) : F**

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

Document non contractuel  
27/07/2024 - Prix T.T.C



**Ideal investor 3966 Saint-Andre**

**IDEAL INVESTOR - Building for sale in Saint Andre** Located in the centre of Saint-Andre, this two-story building is composed of: - On the ground floor, a commercial premises currently operated as a takeaway catering. - On the first floor, a 50 sqm 2 bedrooms apartment opened on both sides, living room with renovated open kitchen, shower room with toilet. - On the second floor, a 54 sqm 2 bedrooms apartment, living room with open kitchen, shower room with toilet. Apartments and premise currently rented. Rental yield above 9% ! Separate electricity meters. Must view quickly ! Rare in Saint-Andre. Contact Laroca Immobilier , your estate agent in Laroque des Alberes.

**Legal information**

157 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

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Siren 789 607 272 RCS Antibes - Code NAF 6831Z - RC Pro : AXA France IARD sous le contrat n°11186534004, pour un montant de 305 000 € - Document non contractuel - Barème des prix disponible sur notre site internet