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# Laroca Immobilier

Place de la Mairie  
66740 Laroque des Albères

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

199 000 €

**Ideal investor for sale**

**7 rooms**

**Surface : 160 m<sup>2</sup>**

**Year of construction : 1900**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Roof : tiles**

**Features :**

terrace, double glazing

3 bedrooms

3 showers

4 WC



## Ideal investor 3965 Saint-Genis-des-Fontaines

**IDEAL INVESTOR** - Building for sale in the centre of Saint-Genis-des-Fontaines In the town center of Saint-Genis-des-Fontaine , 3-storey building for sale, composed of: - On the ground floor: commercial premise of more than 40 sqm currently operated with authorization for an outdoor terrace - On the 1st floor: an apartment of approximately 40 sqm with living room, open kitchen, a bedroom with bathroom and a separate toilet - On the 2nd and 3rd floor, two identical apartments of approximately 40 sqm each, with living room, separate kitchen, bedroom with bathroom. All lots are currently rented. Very good rental yield of almost 10% ! No works needed. A very interesting property for a great rental investment. Rare opportunity ! To visit quickly in Saint-Genis-des-Fontaines Contact Laroca Immobilier, your estate agent in Laroque des Alberes.

### Legal information

199 000 €

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

Document non contractuel  
04/11/2024 - Prix T.T.C



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