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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

**168 000 €**

## Village house for sale

**7 rooms**

**Surface : 131 m²**

**Living room size : 24 m²**

**Aspect : Sud ouest Nord est**

**View : Montagne**

**Hot water : Fuel**

**Inner condition : to renovate**

**External condition : good**

**Roof : tiles**

## Features :

terrace, Bedroom on ground floor, double glazing, Reversible air conditioning, Quiet

6 bedrooms

1 terrace

3 showers

2 WC

1 garage

1 parking

1 cellar

Document non contractuel

30/04/2025 - Prix T.T.C



## Village house 3897 Passa

Stone house for sale in Passa - Great potential ! This property to renovate, with 131 sqm of living space, a large terrace with view and a large garage, has a huge potential ! The ground floor consists of a large 102 sqm garage (not included in the living space), an 11 sqm courtyard and a storage room. On the first floor, a 24 sqm dining room with kitchen and direct access to the 62 sqm south-facing terrace with view over Les Alberes, a shower room with toilet and two bedrooms that can be opened up in order to create a spacious living room of over 50 sqm ! On the second floor: two bedrooms, one of which has an en-suite shower room and dressing room, a separate toilet and a further shower room with walk-in shower. Two further bedrooms on the third and top floor. Opportunity to catch. Ideal for investors ! Contact Laroca Immobilier, your real estate agent in Laroque des Alberes.

## Legal information

168 000 €

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).



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