



255 000 €

Viager maison contemporaine

5 rooms

Surface : 170 m²

Surface of the living : 50 m²

Surface of the land : 345 m²

Year of construction : 2015

Exposition : Est ouest

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : Tiling

Features :

Bedroom on ground floor, Double Glazing,

Air conditioning, Laundry room, Automatic

gate, Calm

3 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

2 parkings

Legal information

255 000 € fees included

27,50% VAT of fees paid by the buyer

(200 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr



Maison contemporaine 2024122 Juan-les-Pins

Sale of HOUSE in occupied LIFE AGENCY , special investor. Juan les pins , quiet, 300 m. food shops and sandy beach. 5-room detached house, 170 m² on 2 levels, completely renovated in 2015. Large living/dining room, equipped American kitchen, 3 bedrooms, 1 bathroom, 2 shower rooms, an office area, dressing room, laundry room, 3 toilets. Underfloor heating + reversible air conditioning. Landscaped garden of 345 m², garage + 2 parking spaces. Land value: €1,100,000.00 Your peaceful investment consists of an initial package of €255,000, agency fees included, and a monthly annuity of €1,200.00. Right of use and habitation reserved for a 78 year old man and a 68 year old woman. Contact: Valérie Baudet: 06 13 61 14 57

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1083 and 1465 € (reference year 2024)
Document non contractuel - 27/07/2024

