

Price on request

Viager house

3 rooms

Surface : 67 m²

Surface of the living : 19 m²

Surface of the land : 214 m²

Year of construction : 1954

Exposition : Sud nord

View : Jardin

Inner condition : good

External condition : good

Features :

proche commodités, air conditioning, residential, faibles charges, Chambres de plain-pied, Double Glazing, double exposition, Laundry room, gare routière à 100m, Calm

2 bedrooms

2 terraces

1 bathroom

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

03/05/2025 - Prix T.T.C



House Antibes

OCCUPIED LIFE ANNUITY - 1 head Just a stone's throw from Antibes town centre and just 100 metres from the bus station, come and discover this charming 3-room terraced house in a quiet, residential setting. The house offers an entrance hall, a bright living room with dining room, a separate kitchen, two bedrooms, a bathroom and a separate toilet. Outside, you will enjoy two terraces: a large south-facing terrace for sunny days, and a north-facing terrace with a summer kitchen, perfect for your summer meals. In terms of comfort, the house is equipped with reversible air conditioning, gas central heating and double-glazed windows, ensuring good thermal and sound insulation. Located in a flat area, everything is within walking distance: shops, schools, transport... offering an ideal living environment for seniors and investors alike. This property represents a rare opportunity for heritage investment, in the heart of Antibes, in a sought-after and dynamic area. This occupied life annuity rests on a single head (75-year-old lady). The market value of the property is estimated at €465,000, with a deposit of €123,000 (fees included) and a monthly income of €850. Property tax amounts to €786 per year, and monthly charges are low, around €70.

