



SIMPLISSIMMO

ANTIBES | JUAN LES PINS | GOLFE JUAN | VALLAURIS



04 93 63 08 80

www.agence-simplissimmo.com

255 000 €

Viager maison

5 rooms

Surface : 170 m²

Surface of the living : 50 m²

Surface of the land : 345 m²

Exposition : Est ouest

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tuiles

Features :

Chambre de plain-pied, double glazing,

Arrosage automatique, Buanderie, Portail automatique, 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 2024122 Juan-les-Pins

HOUSE for sale 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 open-plan 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
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Simplissimmo - 48, Avenue de Cannes - 06160 Antibes Juan les Pins

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