



255 000 €

**Viager maison contemporaine**

**5 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 345 m<sup>2</sup>**

**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 bedrooms

1 terrace

1 bathroom

2 showers

3 WC

1 garage

2 parkings

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

03/05/2024 - Prix T.T.C



### 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 m<sup>2</sup> 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 m<sup>2</sup>, 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

