

350 000 €

Viager appartement

3 rooms

Surface : 92 m²

Surface of the living : 31 m²

Year of construction : 1965

Exposition : Sud ouest

View : Mer

Hot water : Collective

Inner condition : Bon

Standing : Résidentiel

Building condition : Bon

Features :

Ascenseur, Double vitrage, Résidence sécurisée, Calme, Poêle à bois, Résidentiel, Stores électriques

2 bedroom

1 terrace

2 showers

2 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

27/07/2024 - Prix T.T.C

Appartement 3098 Vence

EXCLUSIVE - SALE IN OCCUPIED LIFE ANNUITY 350,000 € + 983/month VENCE, 100 meters from the city center (flat access) in a quiet and sought-after residential area, in absolute calm, Panoramic sea and hills view Superb apartment of 93 m² on the top floor in excellent condition with terrace of 54 m² Comprising: large entrance hall, double living room with wood stove, fitted independent kitchen, two bedrooms including a master suite with shower room-wc, a second shower room with wc, A large garage and a large cellar. The apartment is bright and the sea views are panoramic from the living room and the terrace. It is perfectly maintained and numerous works have been undertaken. BOUQUET: 350,000 euros + annuity: 983 euros/month indexed to ILC index OCCUPIES 1 HEAD: 90 years old Market value: 510,000 euros Busy head (90 year old woman) Ref. 9277 - OCCUPIED LIFE ANNUITY - CAGNES SUR MER (06) Ref. 9277 - OCCUPIED LIFE AGENCY CAGNES SUR MER (06) TOWN CENTER, PARC DE LA VILETTE 2 Kms from the Beach, in a residence built in 1988 close to all amenities and shops with large parking space 50 meters away, a beautiful 2-ROOM APARTMENT located on the raised ground floor (on 3 floors), facing South and West. It consists of: • An entrance, • A living room, • A fitted kitchen, opening onto a BALCONY • A bedroom with large cupboard, • A hallway with cupboard, • A shower room, • A separate toilet. Floors: Marble and Tiles Area: 49.34 m² + TERRACE 14.25 m² Individual heating by gas boiler with hot water production (2022 boiler). • A cave. • Outdoor PARKING. NB: Apartment in very good condition. Numerous works carried out recently, double glazing, cupboards with sliding doors, electric roller shutters, armored door, new balcony awning. BOUQUET: 36,000 euros HAI + annuity: 600 euros/month indexed OCCUPIED 1 HEAD: 70 years (D) Market value: 250,000 euros TF: 978 euros including OM 236 euros Charges: 135 euros/month RCP of 07/29/1983 - Total number of lots: 128 including 42 main ones. Information on the risks to which this property is exposed is available on the Georisks website: www.georisks.gouv.

25, Avenue de la Résistance - 06140 Vence

Tél. +33 (0)4 93 58 21 02 - info@agencepuccetti.com - www.agencepuccetti.com