

€ 174 500

For sale villa

5 rooms

Surface : 145 m²

Surface of the living : 27 m²

Surface of the land : 4040 m²

Year of construction : 1882

Exposition : Sud est

View : Jardin

Inner condition : to renovate

External condition : a refresh

Couverture : tiles

Features :

fireplace, Automatic gate, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

01/05/2024 - Prix T.T.C



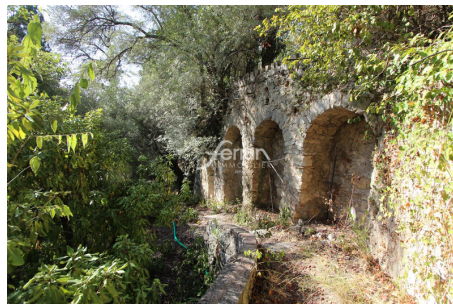
Villa 8714EW Draguignan

Sale in occupied life annuity. Atypical bastide with greenery of approximately 115m² on terraced land of 4040m². It offers on the ground floor, a spacious living room with open fireplace (approx. 27.7m²) with bay windows, a dining room, an annexed Provençal kitchen and its adjoining garage (fitted with boiler room, shower room/WC and mezzanine). Upstairs, three bedrooms, one of 18m² (+cupboard) and one giving access to an outdoor terrace and a bathroom/WC. All living rooms open onto a spacious south-south east facing terrace. This is a life annuity occupied by two heads: the gentleman is 89 years old and the lady is 83 years old. The package: €174,500 and the annuity is €474.32 per month and those until the death of the occupants. From then on, you will have full ownership. Property proposed by Emilie WALASZCZYK - Commercial agent EI n°53518700900019 RSAC de DRAGUIGNAN n°535 187 009-Information on the risks to which this property is exposed is available on the Géorisks website

<http://www.georisks.gouv.fr>

Fees and charges :

174 500 € fees included



Société d'exploitation de l'Agence Ferran – 24 avenue de la Gare 83720 TRANS en PROVENCE

RCS DRAGUIGNAN B 321 131 609 APE 6832A - FNAIM N° 5252 Montant du Capital social : 239584,30 €

Carte professionnelle portant les mentions : « Transactions sur immeubles et fonds de commerces, Gestion immobilière, Syndic de copropriété » numéro CPI 8302 2015 000 002 156 délivrée par la CCI du Var.

Numéro ORIAS : 24002286. Caisse de garantie : GALLIAN, 89 rue de la Boétie 75008 Paris, Client n° 110105 E Contrat n° GF0000001059.

RCP : COVEA RISKS N° 120137405 Numéro d'identification à la TVA : FR54321131609

ACCEPTANT LE REGLEMENT DES SOMMES DUES PAR CHEQUES LIBELLES A SON NOM EN SA QUALITE DE MEMBRE

