

**105 000 €**

**For sale villa**

**4 rooms**

**Surface : 87 m²**

**Surface of the living : 33 m²**

**Surface of the land : 464 m²**

**Year of construction : 1980**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Véranda, Charpente Béton, Poêle à bois,  
Bedroom on ground floor, Double vitrage  
Alu, shutters, Jardin, drilling, Calm

2 bedroom

1 terrace

1 shower

1 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel

25/04/2025 - Prix T.T.C



**Villa 414 Millas**

LIFE ANNUITY occupied by a couple aged 78 for the gentleman and 74 for the lady. Exclusive, sale of bare ownership of a single-storey villa, 3 sides, built in the traditional manner in 1982, 4 rooms, living area approximately 85m² on a wooded plot of 464m²: Living room 33m², open kitchen opening onto a veranda of 18m², 2 bedrooms, a shower room and plenty of storage space. Located in a residential area, close to shops, this house has double-glazed windows, roller shutters, reversible air conditioning, wood heating, a borehole, a 17m² garage with automatic door and two outbuildings. You are purchasing this property with an estimated value of €200,000 at a price of €105,000 in bare ownership with reservation of right of use and habitation. The future purchaser will be responsible for the property tax and the structural work costs related to the structure of the property. This will become a free life annuity without annuity upon release of the property by the annuity credits. - Bare ownership sale - Value of the property 200,000€ - FAI bouquet 105,000€ - Income 0€ - Property tax 1440€ - Discount: 48% or €95,000

**Legal information**

