



Villa

SAINT RAPHAEL (83)

717 000 €



181 m²



8 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Exceptional in SAINT-RAPHAEL, Domaine d'Anthéor plage, sale of the BARE PROPERTY of a villa with USUFRUIT RESERVE for the benefit of an 80-year-old gentleman. Come and discover this very well maintained luxury villa with a superb panoramic view of the sea and the Estérel. It consists of 3 independent apartments with a total living area of 181 m2 with well-exposed terraces overlooking the Mediterranean. It is built on a wooded and landscaped plot of 1,148 m2 with garden, garage, parking spaces, cellar, barbecue and secure swimming pool. This beautiful residence is located in a fully secure domain near the beach, shops and useful daily services. The TER Anthéor-Cap Roux station on site allows you to reach the center of Saint-Raphaël and Cannes in a few minutes. The acquisition of the bare ownership of this villa is a great investment if you want to build up a heritage without the risks of rental management while allowing the seller to stay in his house for his life. In addition, you have the possibility of negotiating with the seller the seasonal occupation of an apartment according to your needs. In this idyllic landscape between sea and mountains, this house offers two independent apartments on the ground floor which can be rented or not by the usufructuary. On the 1st floor you will also be won over by the main apartment occupied by the seller of more than 100 m2 which has a large bright living room facing South-East opening onto the terraces, an equipped American kitchen, two comfortable parental suites with dressing room, bathroom or shower room and an office. More of this property: Exceptional panoramic direct view of the Estérel and the Mediterranean. Bright living room, double glazing everywhere, fitted and equipped kitchen, reversible air conditioning, terraces all around the house to enjoy sunny days, secure swimming pool, garage, cellar, sauna, fiber optics, mains drainage, indoor parking for 6 cars... Everything is there to make you happy! I invite you to come and discover this very well maintained haven of peace. Economic information of the bare ownership: Market value of this property: 1,080,000 euros Sale price of the bare ownership: 717,000 euros including the fees payable by the buyer of 57,000 euros including tax (5.27% including tax of the price of the GOOD). No pension to pay. Advantages of the purchase of bare ownership for the buyer: You benefit from an immediate reduction of 420,000 euros to acquire this occupied property, ie a discount of 38% corresponding to the value of the usufruct. You become the owner of this house by paying a single capital of 717,000 euros upon signing the authentic deed. Unlike the life annuity you can take out a loan to acquire this property. You do not support the property tax, rental charges and routine maintenance costs of the house. You have reduced notary fees based on the value of the bare ownership. You become full owner when the usufruct expires. Do not hesitate to call me for any further information and to arrange a visit with the seller. You can consult my customer testimonials and my other properties for sale on my website etienne.kempeneers.capifrance.fr Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,28% TTC du prix hors honoraires. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 822386

Property type Villa

Year of construction 1970

Exposure S-E

Vue dégagée, Panoramique, sur Jardin, sur Mer, sur Montagne, sur Piscine

SURFACES

Living space 181 m²

Living room surface 35 m²

Land surface 1148 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 4

Number of bathrooms 1

Toilets count 4

Washrooms 3

Balcony 1

Terrace 1

DPE/GES

DPE 141

GES 4

APPENDIX

Parking couvert

Parking space 6

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Kitchen américaine

Swimming-pool Yes

Intercom Yes



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle