



Villa

ANTIBES (06)

454 000 €*

* Agency fees to be paid by the seller



320 m²



10 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

ANTIBES, Villa with a SUPERB SEA VIEW sold on a LIFE ANNUITY OCCUPIED by a couple aged 73 and 78! This elegant residence of 320 m2 of living space is served by an ELEVATOR allowing access to each level. It includes 5 bedrooms with 2 studios, a swimming pool and a garage in a wooded and enclosed park of 1,500 m2. It is located in the sought-after RASTINES district, 5 minutes by car from shops, 10 minutes from the train station and the beach and 25 minutes from NICE airport. This villa may be suitable for an investor who wishes to build assets without the risks of rental management while allowing sellers to stay in their residence for their entire life. It is a fantastic tax-free investment benefiting from reduced notary fees. The added value is ensured by the significant discount on the purchase price. This beautiful property is quietly nestled in a secure domain. It offers a very warm living space and currently has 10 main rooms plus annexes including a double garage, cellars and a covered terrace. The living rooms have beautiful volumes: You will appreciate the air-conditioned reception room of 77 m2 with the kitchen. You will be won over by the 5 bedrooms including a large private master suite which occupies the entire top floor including bathroom, dressing room, WC, gym, library and private terrace allowing you to see Corsica at daybreak... All in all has been renovated with great taste and forms a very beautiful family home in a rustic style imbued with nobility and authenticity. This charming residence is located in a privileged setting conducive to rejuvenation since it has a magnificent park with Mediterranean species. ITS PLUSES: Panoramic view of the Mediterranean, salt swimming pool measuring 11 m by 5.5 m and terraces to relax and share good times, electric gate with videophone, fiber optics, reversible air conditioning and gas underfloor heating, elevator... I invite you to come and discover this little corner of paradise in an exceptional setting! Everything is there to please you! INFORMATION ON THE OCCUPIED LIFE ANNUITY: Market value of this villa: 2,800,000 euros FAI package: 454,000 euros Indexed life annuity: 4,679 euros per month ADVANTAGES FOR THE INVESTOR: You buy this property at a reduced price. You benefit from an immediate reduction to acquire this exceptional property with a discount of approximately 50% compared to its estimated value of 2,800,000 euros. You become the owner of this house by paying 454,000 euros in cash upon signing the authentic deed and 4,679 euros per month. You do not bear the rental charges and the costs of routine maintenance of the house. You have reduced notary fees based on the value of the full ownership subject to the right of use and habitation. You can dispose of the property if the sellers decide to abandon their right of use and habitation. You have the possibility to resell your property whenever you want. Do not hesitate to call me for any additional information and to organize a visit. Information on the risks to which this property is exposed is available on the Géorisks website: www.geohazards.govt.fr.

Nombre de lots de la copropriété : 10, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(électricité et chauffage gaz) : 1300€ soit 108€ par mois. Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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 855153

Property type Villa

Year of construction 1992

Exposure S-E

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

SURFACES

Living space 320 m²

Surface Carrez Law 320 m²

Living room surface 77 m²

Land surface 1500 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 10

Condominium fees 108 €/mois

Share of expenses 1 300 €

COMPOSITION

Number of rooms 10

Number of bedrooms 5

Number of bathrooms 2

Toilets count 4

Washrooms 2

Terrace 1

DPE/GES

DPE 46

GES 13

APPENDIX

Parking couvert

Parking space 8

Garage 2

Cellar 1

Videophone Oui

SERVICES

Air conditioning Yes

Elevator Yes

Heater climatisation réversible

Heater gaz

Kitchen aménagée

Swimming-pool Yes

Interpcom Yes



CAPIFRANCE
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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