

62 000 €

Contact agency

Méridia Immobilier

1 rue de la Fontaine

66170 Millas

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Viager 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 :

veranda, Charpente béton, wood stove,
Bedroom on ground floor, Double vitrage
aluminium, shutters, garden, 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

07/07/2025 - Prix T.T.C



Villa 449 Millas

EXCLUSIVE - MILLAS - Sale in Occupied Life Annuity to a couple. Located in a residential area, beautiful single-story villa, 3 sides, built in the traditional manner in 1982, 4 rooms, living area approximately 87m² on a wooded plot of 464m²: Living room 33m², open kitchen opening onto veranda of 18m², 2 bedrooms, a bathroom and plenty of storage space. Close to shops, this house has double-glazed windows, roller shutters, reversible air conditioning, wood heating, a borehole, a garage of 17m² with automatic door and two outbuildings. The future purchaser will be responsible for property tax and structural work costs related to the structure of the property. Conditions of the Life Annuity : - Market value €200,000 - FAI bouquet €62,000 - Monthly life annuity: €293 - Occupied life annuity (Mr. 78 years old, Mrs. 74 years old) - Property tax €1,440 The fees are the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Georisques website: <https://www.georisques.gouv.fr> Frédéric SANZ 06 85 98 95 78

