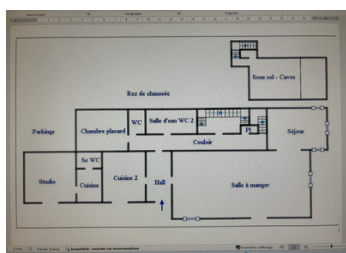
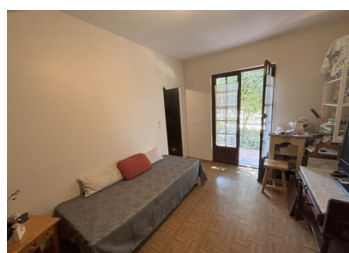


Free studio 20m + as VIAGER a 3/4-room apartment of 115m on the ground floor of a house.

EXCLUSIVE



INFORMATION

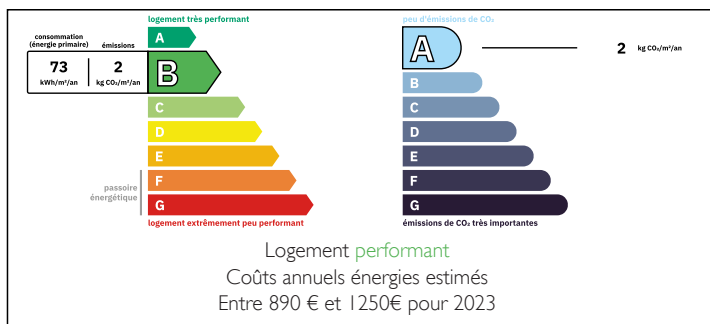
Town:	Peille
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	135 m2
Outside Space:	1000 m2

IN BRIEF

The independant 20m² studio, to be renovated, is sold free of occupation with the possibility of enjoying the garden and parking space.

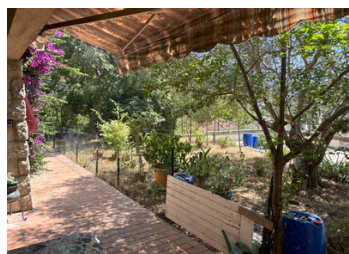
The house is sold as a life annuity. The occupants are 84 years old (Madame) and 90 years old (Monsieur). There are two additional parking spaces. Train station of Peille 5 minutes walk.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The house consists of an entrance with on the left, the kitchen of 15m² and on the right the living rooms: dining room of 34m² and living room of 23m². They can be adapted to add two additional bedrooms or one bedroom and one bathroom.

The entrance also opens onto the sleeping area with bedroom, bathroom with WC, a separate WC and the staircase to go down to the basement with cellar and boiler room.

There is the possibility of adding one or two additional bedrooms.

The buyer becomes the immediate owner of the independant studio and can use the garden.

The couple living in the apartment are 85 and 90 years old.

Co-owned building of 11 units

Provisional annual charges: 10585€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1311 EUR

Taxe habitation: EUR

NOTES