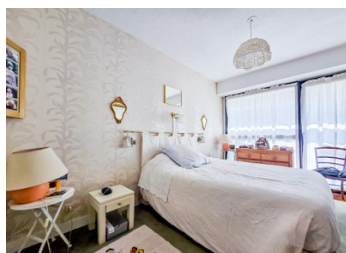


2-Bedroom Apartment in Life Annuity – Prestigious Residence with Garden – Talence Forum



INFORMATION

Town:	Talence
Department:	Gironde
Bed:	2
Bath:	1
Floor:	80 m2
Outside Space:	20 m2

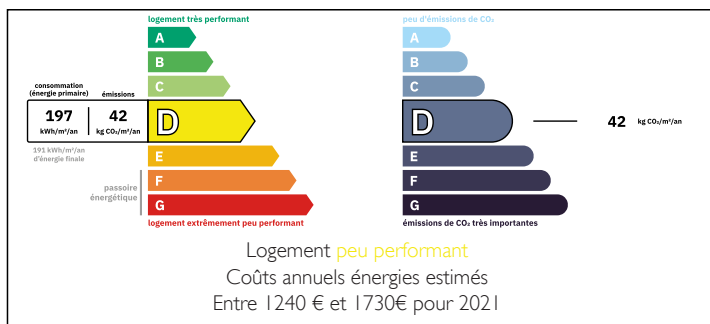


IN BRIEF

TALENCE – Forum District | Life Annuity Sale – 84-year-old woman (occupied)

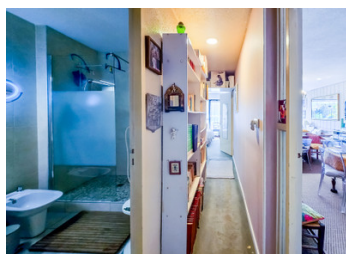
- Initial payment (bouquet): €135,000 incl. agency fees
- Monthly annuity: €700
- Property value: €315,000 incl. fees
- Occupied life annuity with lifetime right of use (estimated life expectancy: 8 years)
- Seller pays all agency fees
- Residence with pool, tennis court, gym
- Surface: 80 sqm (Carrez law) + private terrace and garden
- Annual co-ownership charges: €1,076

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.



LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In a sought-after, secure residence in the Talence Forum district, offering high-end services such as a swimming pool, tennis court and gym, this 2-bedroom apartment is for sale in life annuity (viager occupé) — an excellent opportunity for a mid- to long-term investment.

Currently occupied by an 84-year-old woman, the sale is structured as an occupied life annuity with lifetime right of residence.

The apartment includes:

Bright living room,

Two bedrooms,

Separate kitchen,

Bathroom,

Separate toilet,

Private terrace and quiet garden.

- Living area: 80 sqm (Carrez)
- Annual charges: €1,076
- Condominium: 190 main lots

- Estimated annual energy consumption (reference year 2021): between €1,120 and €1,560

- Information on potential risks related to the property is available on www.georisques.gouv.fr

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