

**75 000 €**

**For sale house**

**3 rooms**

**Surface : 49 m²**

**Surface of the living : 26 m²**

**Year of construction : 2018**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Features :**

pool, Résidence sécurisée, Deux

Chambres, Loggia, Calme

2 bedroom

2 terraces

1 bathroom

1 WC

2 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

14/05/2025 - Prix T.T.C



### House 3361 Saint-Cyprien

Exclusive to Golf International, this 2-story house features an entrance hall on the first level, which leads to two bedrooms with storage, one of which opens onto a large loggia, a bathroom, and a separate toilet. On the second floor, there is a spacious living room with a fitted kitchen opening onto a loggia with views of the mountains and the golf course. 2 private parking spaces, a large cellar on the ground floor Life annuity sale occupied by a 78-year-old man and a 74-year-old woman. Value of the property in full ownership: €295,000 Bouquet: €60,000 - Monthly income: €570 EXCLUSIVITY - OCCUPIED LIFE ANNUITY - 75 YEAR OLD LADY - PROPERTY VALUE: €265,000 - BONUS: €110,000 - ANNUITANT €220/MONTH - DISCOUNT 39% - SINGLE-STORY HOUSE - REVERSIBLE AIR CONDITIONING - WOODEN SHELTER - TERRACE - GARDEN - GOOD CONDITION -

**Fees and charges :**

Well condominium

75 000 € agency fees 20,00% à the responsibility of the buyer included

