

95 000 €

**Viager apartment****2 rooms****Surface : 53 m²****Surface of the living : 17 m²****Year of construction : 1966****Exposition : Sud nord****View : Mer****Hot water : Collective****Inner condition : good****Standing : residential****Building condition : good****Features :**

double glazing, residential

1 bedroom

1 terrace

1 bathroom

1 WC



### Apartment 2909 Golfe-Juan

On the hills of Golfe-Juan, in a charming, well-maintained residence, a 2-room apartment of 53.38 m2 located on the top floor in absolute calm, comprising: an entrance, a separate kitchen, a living room with access to the SOUTH-facing terrace with sea view, a bathroom, a separate toilet and a bedroom with balcony. Collective parking. Occupied life annuity - 78 year old man Bouquet of 95,000 EUR FAI + Monthly annuity of 700 EUR Market value: 275,000 EUR

#### Legal information

95 000 €

Fees paid by the owner, well condominium, annual current expenses 2 547 € (212 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Document non contractuel - 09/05/2025

