

147 000 €

Viager apartment**3 rooms****Year of construction : 1986****Exposition : Sud****View : Jardin****Hot water : Individuelle****Inner condition : to modernize****Standing : residential****Building condition : Restoration done****Features :**

lift, calm, residential

2 bedroom

1 shower

1 WC



Apartment 3044 Antibes

In the sought-after residential area of Bréguières in Antibes, in complete tranquility, discover this ground-floor corner 3-room apartment offered as a life annuity with occupants on two lives (Madam 80 years old – Sir 79 years old). With a living area of approximately 77 m², it includes an entrance, a bright living/dining room opening onto a veranda with direct access to a private garden of around 66 m², a fitted kitchen, two bedrooms, a shower room, separate toilets with a hand basin, and a dressing room. A basement cellar completes this property. The residence allows parking for several vehicles and benefits from a peaceful and green environment. Financial terms of the occupied life annuity Market value: €350,000 Down payment: €130,000 Monthly annuity: €410 Fees: €17,000 payable by the buyer A secure heritage investment, located in a sought-after neighborhood of Antibes, offering an excellent balance between value, location, and...

Legal information

147 000 € fees included

13,08% VAT of fees paid by the buyer
(130 000 € without fees), well
condominium, annual current expenses
1 560 € (130 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr,

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 990 and 1400 € (reference year 2025)
Document non contractuel - 15/02/2026



Lavernhe Immobilier - 117 Boulevard du Président Wilson - 06160 Juan-les-Pins

Tél. +33(0)4 93 61 95 55 - contact@lavernhe.immo - www.immojuan.com

RCS Antibes B 442 205 829 - Code NAF 6831Z - SIRET 442 205 829 00025 - Document non contractuel