

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 m<sup>2</sup>, it includes an entrance, a bright living/dining room opening onto a veranda with direct access to a private garden of around 66 m<sup>2</sup>, 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](http://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



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