

109 000 €

Contact agency
AGV GARELLI immobilier

8, Place d'Armes
83000 Toulon

04 94 92 96 96 / agvimmo@gmail.com

For sale house

3 rooms

Surface : 65 m²

View : Sans vis à vis

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Features :

double glazing, Automatic gate, CALM

2 bedroom

1 bathroom

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

14/03/2025 - Prix T.T.C



House 1732 Toulon

Sale in LIFE ANNUITY without annuity – Detached house in a secure co-ownership AGV Immobilier presents you with an excellent investment opportunity! Ideal for an investor looking for a property with high potential, this small house, located in a closed and secure condominium, offers a peaceful living environment, not overlooked, and well maintained. It is perfectly suited for a medium/long term investment, with a life annuity occupied by two heads aged 83 and 74, and the possibility of recovering the property in a few years to resell or occupy it. The current occupants are not asking for any monthly annuity, but a simple lump sum of 100,000 euros. This single payment, without monthly annuity, constitutes an attractive investment, allowing you to benefit from the appreciation of the property in the long term. The occupied life annuity is therefore a rare opportunity to secure a property at a lower initial cost while benefiting from a potential for future appreciation. Description of the property: Inside, you will discover a bright and sunny living room, with a welcoming lounge, equipped with air conditioning, offering optimal comfort. The recent and functional open kitchen, ideal for lovers of conviviality. Right next door, a large open storeroom offers additional layout possibilities, which can be transformed into a dining room, office, or spare bedroom, according to your needs. The house also has a large room, currently used as a spacious office, but easily convertible into a second bedroom, thus offering flexibility of layout according to the needs of its future occupants. The living room leads to a hallway that gives access to a spacious and well-designed bathroom, equipped with a corner bathtub, a shower and a toilet, optimizing the space for daily comfort. The master bedroom is particularly bright, with a beautiful view of the garden and an ideal exposure which guarantees a pleasant living space. Outside: A practical garden shed provides storage for your belongings, gardening tools or other equipment. In addition, additional outdoor storage houses the water heater and washing machine, providing a functional space for these essential items. Additional information: Property tax is the responsibility of the purchaser. The co-ownership charges are the responsibility of the owner. Why invest in this life annuity? A one-off payment of 100,000 euros with no monthly annuity. The possibility of recovering the property in a few years, to resell it or occupy it at your convenience. A well located house, in a secure and calm



environment. An investment with long-term growth potential. This property represents a rare opportunity for an investor wishing to build up a quality real estate portfolio, with limited risk thanks to the occupied life annuity. Don't miss this opportunity, contact the AGV Immobilier agency for more information or Madame Giraud Clara at 07 82 78 85 45 and organize a visit.

Fees and charges :

Well condominium

109 000 € agency fees 8,26% à the responsibility of the buyer included