



190 000 €

**For sale apartment**

**3 rooms**

**Surface : 66 m²**

**Surface of the living : 22 m²**

**Year of construction : 1985**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : Plan amélioré**

**Building condition : good**

**Features :**

Lift, Double Glazing, Secured residence,  
Calm, residential, Air conditioning, Electric  
shutters

**2 bedroom**

**1 terrace**

**1 shower**

**1 WC**

**1 parking**

**1 cellar**

**Legal information**

190 000 € fees included

11,76% VAT of fees paid by the buyer  
(170 000 € without fees), well  
condominium, annual current expenses  
2 040 € (170 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 2764 Antibes

**OCCUPIED LIFE ANNUITY SALE** - Invest in this 3-room apartment of 66 m² on the third and top floor of a residence located in the quiet and residential Bréguières neighborhood in Antibes. Initial payment of 190,000 euros including fees and a monthly rent of 600 euros for a property appraised at 350,000 euros. Couple aged 78 and 79. Beautiful apartment enjoying pleasant brightness and an open southwest exposure with a sea view. It features a 22 m² living room opening onto a lovely 13 m² terrace, an independent kitchen, two bedrooms, a shower room, and a separate toilet. Heating and hot water are individual, with reversible air conditioning. Sold with parking and cellar. A sound investment.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 970 and 1360 € (reference year 2023)  
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