



## Detached Villa with Landscaped Garden



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 205,601.54

#### Location

Pays:	France
État/Région/Province:	Provence-Alpes-Côte d'Azur
Ville:	Gonfaron
Indicatif régional:	83590
Soumis:	15/07/2024

#### Description:

Discover this charming 4-room house located in Gonfaron, ideal for investors looking for a unique life annuity opportunity. Nestled in a peaceful environment, this single-storey house benefits from a south orientation which bathes its living spaces in natural light throughout the day, creating a warm and welcoming atmosphere.

Outside, a vast 1500 m<sup>2</sup> garden with a vegetable garden and even a vine, offering an idyllic setting for outdoor leisure activities or simple moments of relaxation.

This house has been completely renovated with care, guaranteeing durability and comfort to its future residents. It has two large bedrooms and a further bedroom, as well as a modern shower room. The attached garage adds additional convenience.

Viager Format Sale - For those interested in life annuity, this property represents an exceptional opportunity.

This occupied life annuity is on one head, with a man aged 62, benefiting from a Right of Use and



Housing for life.

The bouquet, agency fees included, amounts to €190,000.

The value of this house is estimated at €360,000.

Discount: The buyer benefits from a 50% discount.

Don't miss this unique chance to become the owner of a house in Gonfaron, where every detail has been thought of to offer a pleasant and serene living environment.

The department of Var in the region Provence Alpes / Cote d'Azur is not only famous for the exclusive coastal resort but is also dotted with charming countryside villages surrounded by a diversity of scenery, including local vineyards. Cannes is in one direction, St Tropez is in the other and the lower Alpes mountains and valleys are not too far away.

This is an ideal location for those clients seeking an ideal investment or dream home. Albeit an apartment, villa or town house, either as a holiday home or a permanent residence, the exceptional climate offers an impressive 280 days of sunshine a year with close to a permanent population of 11,000 and an extra 6000 holiday home owners, the area consists of 11000 hectares of which l'Argens is recognised as a preserved rural environment.

There are many local attractions in the area; golfing facilities, country walks / hiking, health and beauty resorts and a fine selection of restaurants. A vibrant cultural life and local folkloric festivities and exhibitions take place almost all year round.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.



For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condition: Good

## Commun

Chambres: 3

Salle de bains: 2

Dimesions du lot: 1400 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.906.301

