



**FOR SALE**

04.04.2024

**7 GRECE**

LANDES

**183 000 € \***

**+ rente mensuelle 600 €**

Marketer's fee to be paid by the seller

### LIFE ANNUITY

This 124 m<sup>2</sup> bungalow is located in a cul-de-sac in the village of EUROPE, on a spacious, unoverlooked plot facing the forest.

It has a recent shingle roof, double glazing, high speed internet and a generous covered terrace.

Annual rent 2023 - €1,916 incl. VAT (this will be paid by the seller until the property is vacated).

- ✓ SPACIOUS LIVING ROOM
- ✓ KITCHEN
- ✓ 2 BEDROOMS
- ✓ BATHROOM WITH TOILET + SEPARATED TOILET
- ✓ STORAGE ROOM
- ✓ VERANDA
- ✓ STUDIO WITH SMALL KITCHEN
- ✓ OFFICE
- ✓ ELECTRICAL HEATERS + CLOSED CHIMNEY

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## LIFE ANNUITY FINANCIAL CONDITIONS

Life annuity on one individual: male, aged 73

Initial payment = €183,000

Monthly annuity = €600

Market value of the property estimated at €412,000

### Why buy a life annuity?

- lower purchase price than the market price
- lower acquisition costs (= notary fees)
- spread payment of the price over time
- acquisition without a bank loan

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