

## TOULON

8 Place d'Armes  
83000 Toulon

**AGV**  
**GARELLI**  
**immobilier**

## HYÈRES

1 av. Jean Jaurès  
83120 Hyères

109 000 €

**Buying house**

**3 rooms**

**Surface : 65 m²**

**View :** Sans vis à vis

**Hot water :** Electrique

**Indoor condition :** A moderniser

**Outdoor condition :** good

**Benefits :**

double glazing, Automatic gate, calm

2 bedroom

1 bathroom

1 garage



### 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...

#### Legal information

109 000 € fees included

9,00% VAT of fees paid by the buyer  
(100 000 € without fees), in condominium,  
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 (old measure) : D - Climate class : A  
Estimated annual energy between 960 and 1330 € (reference year 2023)  
Document non contractuel - 24/04/2025



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