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## Occupied Life Annuity Farmhouse w/Garden

**91 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26696
- Numero di stanze : 8
- Numero di camere da letto : 5
- Superficie abitabile : 190 m<sup>2</sup>
- Superficie del terreno : 5 500 m<sup>2</sup>
- Imposta patrimoniale : 857 €



Occupied Life Annuity Sale. Located between Castelnau-Magnoac and Auch is this spacious five-bedroom home (190m<sup>2</sup>) on over 5500m<sup>2</sup> of land. Sold as an occupied one-person life annuity.

On entering the property you will discover this little haven of peace and quiet comprising the farmhouse, outbuildings, pretty land with flowers and trees, a well and two small ponds. Entirely fenced.

The entrance to the house opens to the left and the 19m<sup>2</sup> dining room. Continuing on is a small kitchen and larder (13m<sup>2</sup>) where there is plenty of natural light via the bay windows. The ground floor also has a storage room and a bathroom.

To the right of the entrance is the 21m<sup>2</sup> living room.

The upper floor has five bedrooms (11, 13, 14, 19 & 21m<sup>2</sup>) as well as a small washroom.

The roof is in good condition and insulation was carried out in 2014. Windows are double glazed. The property has an individual sewage system (micro station) installed in 2014. There are 3.9kw solar panels for autonomous power and the surplus is sold back. Central heating is supplied by gas.

The outbuildings include a garage and spacious lean-to. There are several fruit trees on the property.

This is a one-person life annuity (78 year old male).

Downpayment: 80000 euros

Monthly rent: 437.67 euros

Free value: 220000 euros. You purchase the property at an 85000 discount.

Agency fees are 5% of the value free of occupant; 11000 euros provided by the purchaser.

Please note, whilst the life annuity property is occupied you are not able to reside in the property. The seller resides until they leave for a retirement home or are deceased.

The property is just over 7 mins from Masseube, just over 20 mins from Castelnau-Magnoac, 30 mins from Auch, 1h25 from Toulouse.

**CONSUMO ENERGETICO : E (275)**

**GAS SERRA : D (39)**