

359 000 €

Contact agency

Scandimmo

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For sale apartment

2 rooms

Surface : 53 m<sup>2</sup>

Surface of the living : 18 m<sup>2</sup>

Exposition : Sud ouest

View : Mer panoramique

Hot water : Collective

Inner condition : GOOD

Building condition : GOOD

Features :

SEAVIEW, Beach walk, CALM, Walking distance to shops, lift, without vis-à-vis, POOL, AIR CONDITIONING

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

19/10/2024 - Prix T.T.C



## Apartment 757 Juan-les-Pins

JUAN LES PINS, MAGNIFICENT 2 ROOM APARTMENT WITH BEAUTIFUL SEA VIEW WITHOUT OPPOSITE Located in the coveted Eden Parc residence with swimming pool, tennis court and caretaker, just 700 meters from the fine sandy beaches, the town center of Juan les Pins and Antibes. Magnificent 2 room apartment of 51m<sup>2</sup>, very well appointed with great amenities. The apartment is composed as follows: large and bright living room of 19m<sup>2</sup> with large bay windows opening onto the very sunny southwest terrace of 13m<sup>2</sup> with an impressive sea view up to the Esterel massif and the Leirins islands, a separate kitchen with its dining area, a beautiful 10m<sup>2</sup> bedroom with storage, a recently renovated shower room and a separate toilet. Large wardrobe in the hallway leading to the bedroom for easy storage. The apartment is equipped with air conditioning, hot water and heating are included in the charges. Garage and cellar in the basement complete this property. 300 meters from the residence, you have a large supermarket with all the necessary facilities (bakery, pastry shop, butcher's shop, fishmonger's) Very easy access to the residence from Nice airport either by train to Juan les Pins station or by bus. For those who wish to discover the coast, access to Cannes, Nice, Cagnes sur mer or Saint Raphaël is very easy from Juan les Pins station. Video available on request. Property taxes: €874/year Estimated charges: €266/month Average energy expenditure in 2024 is between 920 euros and 1210



the Geonix website .

Fees and charges :

Annual current expenses 3 192 €

Well condominium

359 000 € fees included