

260 000 €

Contact agency

Action Immobilier

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For sale apartment

2 rooms

Surface : 62 m<sup>2</sup>

Year of construction : 1960

Exposition : Nord est

View : Citadine

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

lift, double glazing, gated

1 bedroom

2 terraces

1 bathroom

1 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

21/02/2025 - Prix T.T.C



## Apartment 5725 Juan-les-Pins

QUIET AREA - 2-ROOM APARTMENT - JUAN LES PINS CENTER Close to the train station and the beaches of Juan les Pins, discover this quiet 2-room corner apartment facing EAST of 60 m<sup>2</sup>. It offers an entrance with cupboard, a closed kitchen on a covered terrace, a bathroom, a bedroom and a spacious living room. A box in the basement and a cellar offer this apartment more possibilities to organize itself. It is located on the 2nd floor of a six-story building from the 60s of good standing. The latter is equipped with an elevator. It is in good general condition. Access is secured by the presence of a videophone and an intercom. Excellent investment, it meets all the needs for quality real estate purchase, main / secondary residence or rental. Primary and secondary schools are less than 10 minutes walk away. In terms of transport, there is the LR200H bus line (Régence-ANTIBES) as well as the Juan les Pins train station nearby. The A8 motorway is 5 km away. You will find a marina a few minutes from the accommodation. There are also restaurants, bakeries, shops, a supermarket, butchers and a fishmonger.

Fees and charges :

Annual current expenses 3 624 €

Well condominium

170 lots in the condominium 260 000 € fees included

