## 359 000 €

## Contact agency Pitois Immobilier

55 Boulevard Raymond Poincaré 06160 Juan-les-pins

04 93 61 34 34 / info@pitois-immobilier.com

For sale apartment

3 rooms

Surface: 59 m²

Surface of the living :  $32 \text{ m}^2$ Year of construction : 1975

Exposition : Sud View : Mer

Inner condition: GOOD

Standing: residential

Building condition: GOOD

Features:

double glazing, CALM

1 bedroom

1 terrace

1 show er

1 WC

1 garage

1 cellar

Energy class (dpe): D

Emission of greenhouse gases (ges): B

Document non contractuel 19/10/2024 - Prix T.T.C



## Apartment 1622 Juan-les-Pins

JUAN LES PINS "Pont du Lys Bijou Plage" SEA VIEW Close to the sandy beaches, in a small 2-room residence of 59.10 m2 on a high floor opening onto a 20 m² terrace Open kitchen - double living room - one bedroom - shower room and WC. Closed electric garage in the basement and cellar.

Fees and charges:

Annual current expenses 1 506 €

Well condominium

67 lots in the condominium 359 000 € agency fees 5,29% à the responsibility of the buyer included





