

540 000 €

Contact agency

Côte Immobilier

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For sale apartment

3 rooms

Surface : 105 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Dégagée

Hot water : Collective

Inner condition : to modernize

Building condition : GOOD

Features :

lift, double glazing, gated, CALM, armored door, residential, electric shutters, AIR CONDITIONING

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

2 cellars

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

04/02/2025 - Prix T.T.C



## Apartment 1949 Juan-les-Pins

JUAN LES PINS a few steps from the pine forest and the beaches, spacious 3-4 room apartment, with a total surface area of 105 m<sup>2</sup>, located on the top floor of a well-maintained building, in a quiet and secure residence. It is composed of two bedrooms, a bathroom, a shower room, two toilets, an independent equipped kitchen, and benefits from two beautiful terraces of 20 m<sup>2</sup> each. The apartment is crossing with a clear view and two exposures to enjoy all day long. It is to be modernized and offers quality services: elevator, double glazing, armored door, electric roller shutters. Two parking spaces and two cellars complete this exceptional property.

Fees and charges :

Annual current expenses 4 800 €

Well condominium

20 lots in the condominium 540 000 € agency fees 6,37% à the responsibility of the buyer included

