

650 000 €

Contact agency

Lavernhe Immobilier

117 Boulevard du Président Wilson

06160 Juan-les-Pins

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For sale apartment

3 rooms

Surface : 70 m<sup>2</sup>

Year of construction : 1989

Exposition : Sud est

View : Jardin

Hot water : Individuelle électrique

Inner condition : excellent

Standing : prestige

Building condition : GOOD

Features :

lift, double glazing, gated, CALM,  
residential, electric blinds, POOL

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

Document non contractuel

23/12/2024 - Prix T.T.C



## Apartment 2925 Juan-les-Pins

A stone's throw from the beaches of Ilette and in absolute calm, we present to you this pleasant 3-room apartment of approximately 70m<sup>2</sup> and requiring no work, located in a prestigious secure residence with swimming pool. You will enjoy a functional distribution where all the rooms open onto a corner terrace of more than 30m<sup>2</sup>, offering you a very beautiful outdoor space without vis-à-vis and with a clear view of the gardens allowing several relaxation areas. The independent kitchen (which can easily open onto the living room) is perfectly equipped. Two Beautiful bedrooms with cupboards, a bathroom with shower and bathtub and separate toilets will offer you appreciable comfort. A garage in the basement as well as a cellar complete the comfort of this apartment which will be ideal for both a main residence and a pied-à-terre on the Côte d'Azur. You will be a 3-minute walk from the Ilette roundabout, the beaches and the shops. If you want a larger surface area or an additional apartment to accommodate family or friends, it is possible to buy an adjoining 2-room apartment (with garage and cellar). Exceptional property, rare on the market. (Diagnostics in progress)

Fees and charges :

Annual current expenses 2 820 €

Well condominium

17 lots in the condominium 650 000 € agency fees 4.62% à the responsibility of

