

459 000 €

Contact agency

Lavernhe Immobilier

117 Boulevard du Président Wilson

06160 Juan-les-Pins

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For sale apartment

3 rooms

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

Surface of the living : 23 m<sup>2</sup>

Year of construction : 1974

Exposition : Plein sud

View : Dégagée

Hot water : Collective

Inner condition : excellent

Standing : very good

Building condition : GOOD

Features :

lift, double glazing, gated, Terrasse de 100 m<sup>2</sup>, large garage, electric shutters

2 bedroom

1 terrace

1 shower

1 WC

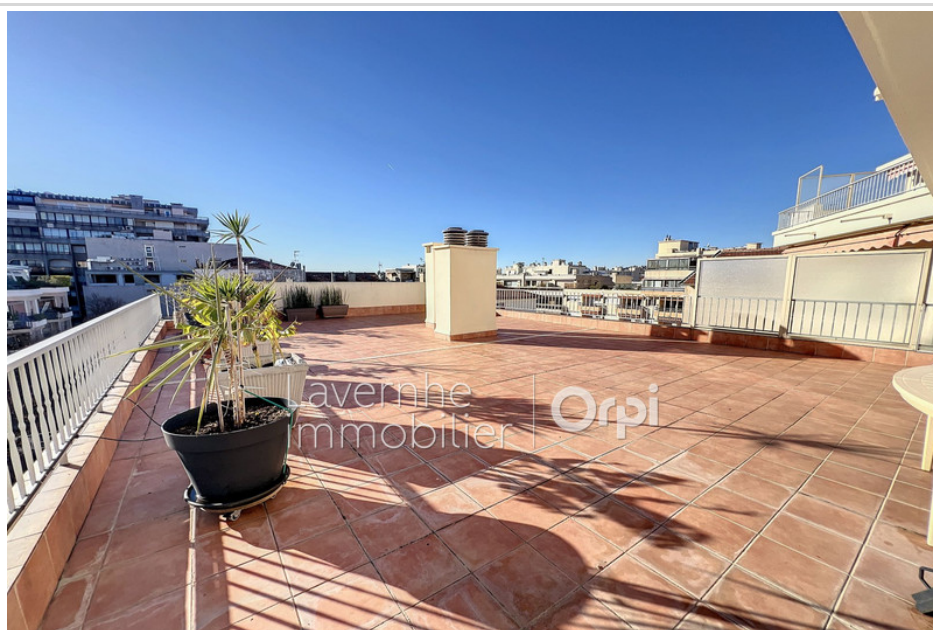
1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

25/12/2024 - Prix T.T.C



## Apartment 2815 Juan-les-Pins

Are you looking for an apartment in the very center of Juan les Pins and dreaming of an exceptional terrace? Then this 2/3 room is made for you! Located in a perfectly maintained and secure residence, this property, in perfect condition, will allow you to enjoy a 98m<sup>2</sup> south-facing terrace bathed in sunlight from morning to evening. You will benefit from a corner living room with fully equipped American kitchen, a large bedroom with cupboard, a bathroom with practical and functional window, separate WC. An extra bedroom, which can accommodate a sofa bed, bunk beds, a dressing room or your teleworking space completes the comfort of this apartment, in which you will have no work required. It is also possible to create a 20m<sup>2</sup> veranda on the terrace (condominium agreement). In the basement of the residence you will benefit from a large 24m<sup>2</sup> garage in which you can park your cars and benefit from significant storage space. The shops are at the foot of the residence and the beaches are a 2-minute walk away! Rare product for sale in the hyper-center.

Fees and charges :

Annual current expenses 3 612 €

Well condominium

42 lots in the condominium 459 000 € fees included

