

365 000 €

Contact agency

NC Gestion

28 avenue philippe rochat

06600 Antibes

09 52 74 37 58 / info@ncimmobilier.fr

For sale apartment

3 rooms

Surface : 48 m<sup>2</sup>

Surface of the living : 18 m<sup>2</sup>

Year of construction : 2000

Exposition : Est

View : Jardin

Inner condition : excellent

Standing : prestige

Building condition : GOOD

Features :

lift, double glazing, gated, CALM, residential, electric blinds, electric shutters, private garden

2 bedroom

1 terrace

1 shower

1 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

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



## Apartment 99 Juan-les-Pins

Just 100 meters from the beach, in the sought-after neighborhood of Juan-les-Pins, discover this charming 2-bedroom garden-level apartment. Located in a small, quiet and well-maintained residence, this apartment offers a pleasant living environment with no overlooked views. What you love: the immediate proximity to the beach, a totally private garden of over 100m<sup>2</sup>, the tranquility of the place, and a large garage, an essential asset! Ideal for a pied-à-terre on the Côte d'Azur or a main residence, this true gem will seduce you with its privileged location and its comfort.

Fees and charges :

Annual current expenses 2 520 €

Well condominium

55 lots in the condominium 365 000 € agency fees 4,66% à the responsibility of the buyer included

