

790 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

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For sale apartment

4 rooms

Surface : 82 m²

Surface of the living : 30 m²

Exposition : Sud ouest

View : Jardin

Hot water : Individuelle

Inner condition : excellent

Building condition : GOOD

Features :

double glazing, Beach walk, CALM,

Walking distance to shops, lift, without vis-à-vis, POOL, AIR CONDITIONING

3 bedroom

2 terraces

2 showers

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

01/12/2024 - Prix T.T.C



Apartment 770 Juan-les-Pins

JUAN LES PINS, JUAN FLORE, BY THE SEA 25 meters from the beautiful beaches of Juan les Pins and shops, magnificent 4-room apartment very well appointed with great amenities and in excellent condition. The apartment is located in the very famous Juan Flore estate with swimming pool and caretaker, its parks and its strategic position a few steps from the center of Juan les Pins will delight you. The apartment consists of a spacious living/dining room of 30m² with fully equipped American kitchen, all opening onto a large, very sunny terrace positioned south-east, 3 bedrooms of more than 10m², each opening onto another large terrace positioned south west, 2 shower rooms each with their own toilet, a cellar and a garage in the basement with direct access by elevator. The apartment is air-conditioned and has a high potential for rental profitability for those interested. Shops are a stone's throw from the residence, 2 supermarkets, bakery, restaurants. Concerning transport, easy access to Nice airport via Juan les Pins station or the bus. You also have direct lines to Antibes city center, Cannes and Golfe Juan. Charges: 134€/month Property taxes: €1235/year Energy costs are estimated between 830 and 1190€/year For more information, please contact Mrs Vanina Magnussen (ACI) tel: +33651107727 / v.magnussen@franskbolig.fr.

Fees and charges :

Annual current expenses 1 608 €

