

892 600 €

Contact agency

Agence BBii

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For sale apartment

4 rooms

Surface : 83 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Year of construction : 2003

Exposition : Sud ouest

View : Jardin

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

CARETAKER, lift, CALM, AIR

CONDITIONING, garden, double glazing,

Accès handicap, gated

3 bedroom

3 terraces

2 showers

2 WC

Document non contractuel

22/02/2025 - Prix T.T.C



### Apartment 8659- 21 Juan-les-Pins

Juan les Pins, close to the Pinède and the convention center, we offer a very beautiful 4-room apartment of 83m<sup>2</sup> in Ground floor. Luxury residence built in 2003 close to everything with swimming pool, ideally located to do everything on foot. This 83m<sup>2</sup> property is made up of a large living room - open fitted kitchen, 3 bedrooms, 2 bathrooms and 1 separate toilet. All rooms open onto terraces and the 240m<sup>2</sup> private garden. A cellar, a closed garage in the basement complete this property. Visitor parking. The charges are 446€/month including collective reversible air conditioning and cold water. Very beautiful park, fees charged to the seller. Information on the risks to which this property is exposed is available on the site: [www.georiques.gouv.fr](http://www.georiques.gouv.fr) The annual energy cost is €1114 Come and visit this property quickly!!! Negotiator Lydia Roussou Tel: 06 67 63 48 81 BBii NICE Agency NOT

Fees and charges :

Annual current expenses 5 400 €

Well condominium

892 600 € fees included

