

790 000 €

Contact agency

Chancel Immobilier

6, Boulevard Chancel

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For sale apartment

4 rooms

Surface : 81 m<sup>2</sup>

Exposition : Sud

View : Jardin

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : prestige

Features :

lift, double glazing, gated, CALM, AIR  
CONDITIONING, residential, electric blinds,  
electric shutters, POOL, Visitor Parking

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

04/02/2025 - Prix T.T.C



## Apartment 1517 Juan-les-Pins

JUAN LES PINS SEASIDE We offer you this beautiful family apartment, located in a modern luxury residence, a few steps from the beach of Juan-les-Pins. Nestled in a green setting, in absolute calm, this T4 property offers a surface area of 82 m<sup>2</sup>, including 3 bedrooms, 2 bathrooms, as well as a splendid corner terrace of 35 m<sup>2</sup>, ideal for enjoying your moments of relaxation! Thanks to its South and East exposure, you can enjoy abundant light and optimal sunshine. The kitchen is fully equipped. Heating and hot water are individual, supplemented by reversible ducted air conditioning. The apartment is in good general condition, a refresh would be a plus. The residence is perfectly secure, and for your comfort, you will have an elevator, electric blinds, double glazing and a beautiful swimming pool sheltered from view. Two garages and two outdoor parking spaces complete this property. Close to shops, easy access to city center and highway. A true haven of peace next to the beach! "Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>".

Fees and charges :

Annual current expenses 3 900 €

Well condominium

790 000 € fees included

