

450 000 €

Contact agency

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For sale apartment

3 rooms

Surface : 64 m<sup>2</sup>

Surface of the living : 19 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud est

View : Jardin

Hot water : Collective

Inner condition : a refresh

Standing : residential

Building condition : GOOD

Features :

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

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

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



## Apartment 5702 Juan-les-Pins

For Sale: Superb 3-room apartment with large terrace just a stone's throw from the beaches of Ilette! Very rare and very good opportunity, come and discover this 3-room apartment, composed of 2 bedrooms, a kitchen, a shower room with WC and the exceptional part, a large corner terrace entering each room of the apartment. The advantages of this property: Generous surface area: 64 m<sup>2</sup>, bright and well laid out Large private terrace: perfect for your moments of relaxation or your meals outdoors Immediate proximity: beach, shops and restaurants within walking distance Idyllic setting: enjoy the peace and quiet and the sea, while being close to all amenities In the annex, a closed garage in the basement. Exceptional property, guaranteed to be a hit!

Fees and charges :

Annual current expenses 3 540 €

Well condominium

130 lots in the condominium 450 000 € agency fees 4,76% à the responsibility of the buyer included

